



THE
A-TEAM

**RE/MAX
FIRST**

8106 FRASER Avenue #407, Fort McMurray T9H 3W7

MLS® #: **A2102296**

Area: **Downtown**

Listing Date: **01/29/24**

List Price: **\$164,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$10k, 08-May**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Apartment

City/Town:

Fort McMurray

Year Built:

2016

Lot Information

Finished Floor Area

Abv Sqft:

657

Low Sqft:

Ttl Sqft:

657

Lot Sz Ar:

Lot Shape:

DOM

111

Layout

Beds:

1 (1)

Baths:

2.0 (2 0)

Style:

Apartment

Parking

Ttl Park:

1

Garage Sz:

Access:

Lot Feat:

Park Feat:

Stall,Underground

Utilities and Features

Roof:

Heating: **Baseboard,Other**

Sewer:

Ext Feat: **Balcony**

Construction:

Metal Frame,Vinyl Siding

Flooring:

Vinyl Plank

Water Source:

Fnd/Bsmt:

Kitchen Appl:

Electric Stove,Microwave,Refrigerator,Washer/Dryer Stacked

Int Feat:

Laminate Counters,Open Floorplan,Storage,Vinyl Windows

Utilities:

Room Information

Room

Level

Dimensions

4pc Bathroom

Main

5`6" x 8`5"

Den

Main

8`8" x 10`9"

Laundry

Main

7`5" x 5`4"

Bedroom - Primary

Main

11`1" x 10`9"

Room

Level

Dimensions

4pc Ensuite bath

Main

5`1" x 8`5"

Kitchen With Eating Area

Main

11`8" x 11`2"

Living Room

Main

11`8" x 9`6"

Legal/Tax/Financial

Condo Fee:

\$382

Title:

Fee Simple

Zoning:

PRA2

Legal Desc:

1823263

Fee Freq:
Monthly

Remarks

Pub Rmks:

Top Floor Unit, River Views, Underground Parking!!! This 1 Bedroom plus den/flex space, 2 full bathroom unit offers an easy, convenient living lifestyle and affordability with an open concept design and big windows to draw in the natural light and soak in the views. The sleek kitchen just the compact space you need and the insuite laundry room can double as a pantry for all your storage needs! Keep your vehicle warm during all seasons in the underground assigned parking stall! With restaurants, coffee shops and walking trails at your fingertips, this unit is located within walking distance to Keyano College, bus stops, schools, parks and all the amenities that Downtown has to offer! Call to book your viewing today!

Inclusions:

Refrigerator, Stove, OTR Microwave, Dishwasher, Stacked Washer Dryer, 2 fobs, garage door opener

Property Listed By:

EXP REALTY

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (780) 804-4800



