



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**9918 GORDON Avenue #104, Fort McMurray t9h 5L1**

MLS® #: **A2107319**

Area: **Downtown**

Listing Date: **02/12/24**

List Price: **\$197,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$19k, 25-Apr**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Apartment**

City/Town:

**Fort McMurray**

Year Built:

**2001**

Lot Information

Finished Floor Area

Abv Sqft:

**1,232**

Low Sqft:

Ttl Sqft:

**1,232**

Lot Sz Ar:

Lot Shape:

DOM

**96**

Layout

Beds:

**2 (2 )**

Baths:

**2.0 (2 0)**

Style:

**Apartment**

Parking

Ttl Park:

**1**

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Parkade,Stall,Underground**

Utilities and Features

Roof: **Asphalt Shingle,Asphalt/Gravel**

Heating: **Boiler,In Floor,Hot Water**

Sewer:

Ext Feat: **Balcony,BBQ gas line,Garden,Lighting,Private**

**Entrance,Rain Gutters**

Construction:

**Composite Siding,Concrete,Wood Frame**

Flooring:

**Ceramic Tile**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Range,ENERGY STAR Qualified Appliances,Microwave Hood Fan,Refrigerator,Wall/Window Air Conditioner,Washer/Dryer Stacked,Window Coverings**

Int Feat: **Breakfast Bar,Ceiling Fan(s),Chandelier,Closet Organizers,Crown Molding,Elevator,Granite Counters,High Ceilings,Jetted Tub,No Animal Home,Open Floorplan,Vinyl Windows**

Utilities:

Room Information

Room

Level

Dimensions

**3pc Bathroom**

**Main**

**8`6" x 5`6"**

**Bedroom**

**Main**

**10`11" x 14`11"**

**Dining Room**

**Main**

**11`2" x 13`9"**

**Living Room**

**Main**

**16`7" x 14`8"**

Room

Level

Dimensions

**4pc Ensuite bath**

**Main**

**13`9" x 10`11"**

**Den**

**Main**

**8`5" x 7`4"**

**Kitchen**

**Main**

**9`3" x 13`10"**

**Bedroom - Primary**

**Main**

**12`1" x 12`0"**

Legal/Tax/Financial

Condo Fee:  
**\$745**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**CBD1**

Legal Desc: **0122055**

Remarks

Pub Rmks: **The private residences at the Royal Village are the crown jewel of Fort McMurray condo living. The first thing owners hear when friends enter for the first time is always a "wow" followed up by "are these floors heated ?" to which you reply, " yes they are ". Everyone is greeted by a large entry foyer, you eyes move up to the soaring 10 feet ceilings with crown moulding while the imported Italian tile leads you to the open concept kitchen, dining and living room. Theres granite counter tops, Maytag stainless steel appliances, a rock slab fire place, a den and enough room for about 35 of your nearest and dearest. The primary bedroom is huge with a 2 person jetted tub, large dressing area, double door mirrored deep closet and beautifully tiled stand up shower. The second bedroom also features 2 full double closets with mirrored doors on one side that lead to a pocket door connecting to the main bathroom. Outside on the patio you're surrounded by mature trees and shrubs and one of the best kept lawns in the city. Something you don't see is the double drywall on every wall for soundproofing. These units are simply stunning. Step outside and you are a 1 minute walk to the Snye, walking trails to mac island and Haxton Park with its 500 metre track and the Miskanaw Golf course. Shopping and the best restaurants are all just a few blocks away. This really is a lifestyle unit for those who stop at nothing but the best.**

Inclusions: **Fridge, Stove, OTR Microwave, dishwasher, washer/dryer, ceiling fan, window coverings.**

Property Listed By: **RE/MAX FORT MCMURRAY**

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











