THE A-TEAM RE/MAX FIRST

9918 GORDON Avenue #301, Fort McMurray T9H5L1

MLS®#:	**A2110940**	Area:	**Downtown**	Listing Date:	**03/01/24**	List Price:	**$199,999**
Status:	**Pending**	County:	**Wood Buffalo**	Change:	**-$6k, 24-Apr**	Association:	**Fort McMurray**

General Information

Prop Type:	**Residential**
Sub Type:	**Apartment**
City/Town:	**Fort McMurray**
Year Built:	**2001**

Lot Information

Lot Sz Ar:	
Lot Shape:	
Access:	
Lot Feat:	
Park Feat:	**Stall,Underground**

Finished Floor Area

Abv Sqft:	**1,232**
Low Sqft:	
Ttl Sqft:	**1,232**

DOM

76

Layout

Beds:	**2 (2)**
Baths:	**2.0 (2 0)**
Style:	**Apartment**

Parking

Ttl Park:	**1**
Garage Sz:	

Utilities and Features

Roof:		Construction:	**Stone,Vinyl Siding**
Heating:	**In Floor,Natural Gas**	Flooring:	**Carpet,See Remarks,Tile**
Sewer:		Water Source:	
Ext Feat:	**Balcony,Other**	Fnd/Bsmt:	

Kitchen Appl:	**Dishwasher,Microwave,Refrigerator,Stove(s),Wall/Window Air Conditioner,Washer/Dryer Stacked**
Int Feat:	**Breakfast Bar,Laminate Counters,No Smoking Home,Pantry,See Remarks,Soaking Tub**
Utilities:	

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	**Main**	**17`10" x 14`2"**	**Dining Room**	**Main**	**14`6" x 9`9"**
Living Room	**Main**	**14`10" x 9`9"**	**Office**	**Main**	**7`6" x 11`9"**
Bedroom	**Main**	**11`1" x 15`6"**	**3pc Ensuite bath**	**Main**	**7`9" x 6`10"**
4pc Ensuite bath	**Main**	**5`1" x 10`4"**	**Laundry**	**Main**	**5`4" x 7`7"**
Bedroom - Primary	**Main**	**12`2" x 14`6"**			

Legal/Tax/Financial

Condo Fee:	Title:	Zoning:

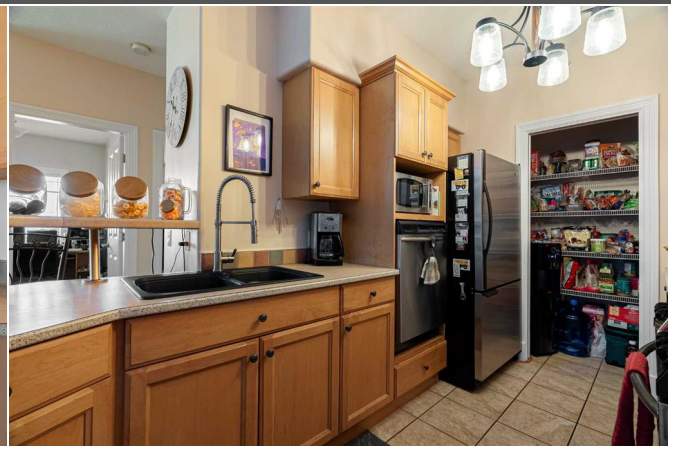
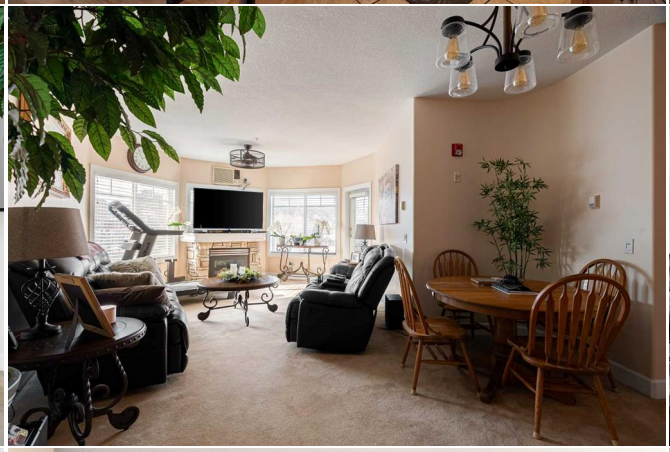
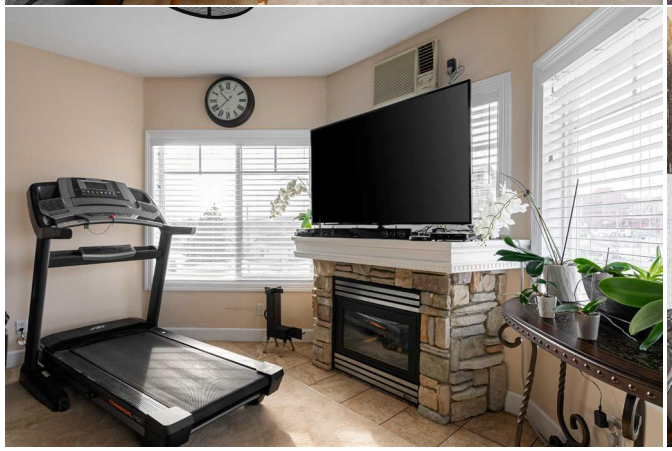
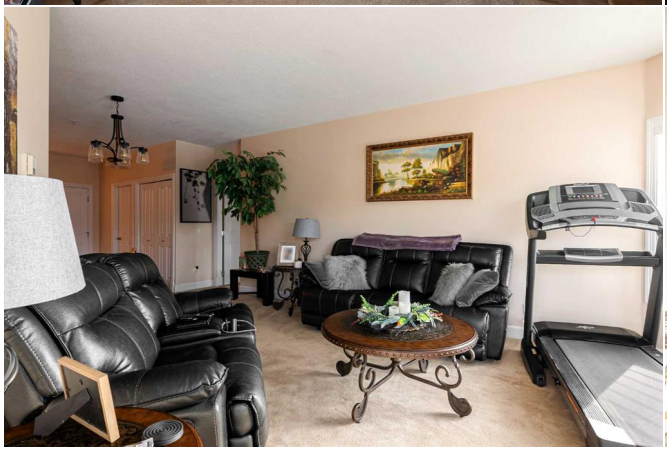
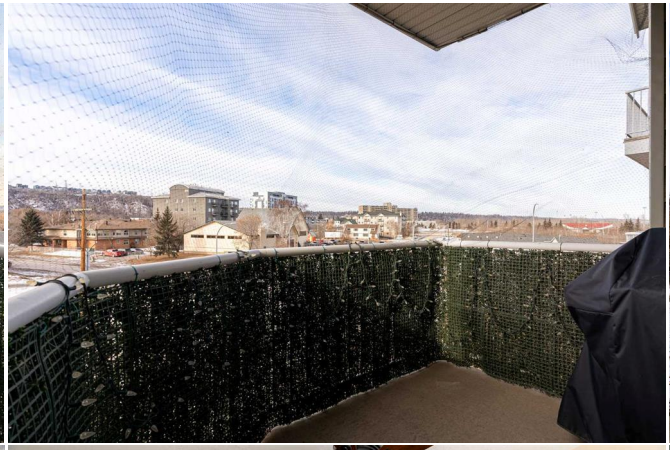
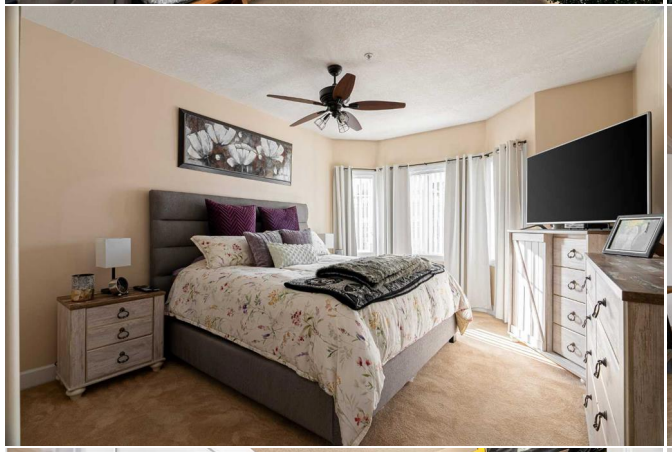
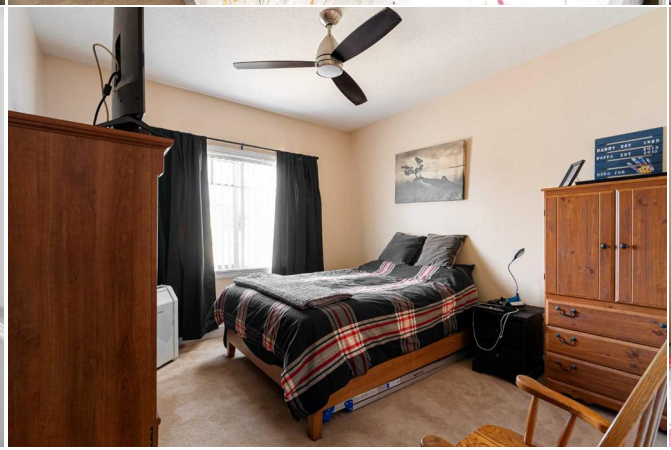
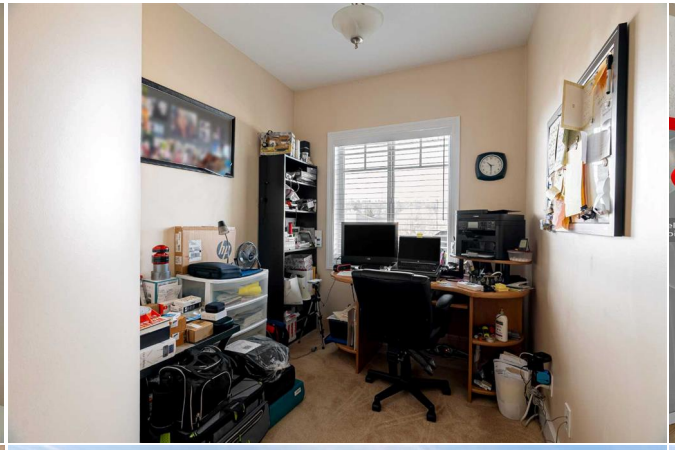
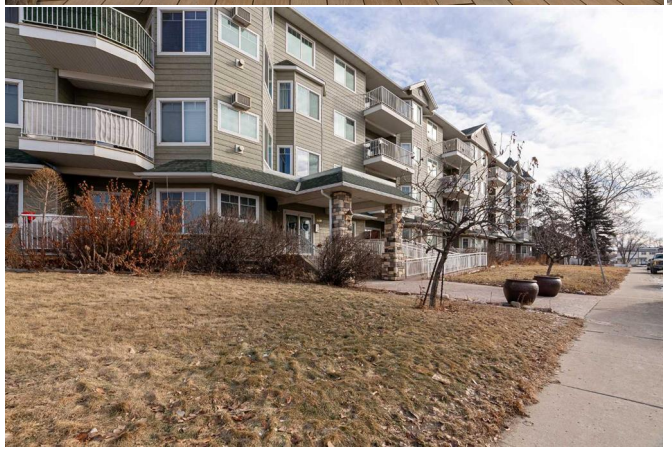
$784	**Fee Simple** Fee Freq: **Monthly**	**CBD1**

Legal Desc: **0122055**

Remarks

Pub Rmks: **LARGEST FLOOR PLAN IN THE BUILDING, 2 BEDROOM, 2 BATH PLUS DEN! This property is one of the largest units in this executive suite building, with 2 bedrooms plus den. The unit itself features 9ft ceilings, stainless steel appliances, ceramic tile floors, and lots of windows allowing tons of natural light! The living room features a corner gas fireplace and entrance to your own large private balcony perfect for soaking up the sun and BBQing. The Master bedroom features a beautiful ensuite with a large soaker tub and stand up shower. The additional bedroom also features a large 3 piece ensuite bathroom and located next to the additional bedroom is your own office space! An added bonus of this property is it comes with an ONE UNDERGROUND SECURED AND HEATED PARKING STALL. OTHER RECENT MENTIONABLES ON UPGRADES INCLUDE, CUSTOM BLINDS ($4,000), FRESH PAINT ON TRIM AND DOORS, REFURBISHED GAS FIREPLACE ($2,000) , NEW CENTRAL A/C UNIT INSTALLED. Added convenience is the carpets were just professionally steam cleaned and ready for the new owner. This building is extremely well maintained and managed and is perfectly located in a quiet part of the Downtown core next to the Clearwater river, parks, Trails, Transit, Snye, Shopping mall, Mac island and SO MUCH MORE! If space and maintenance free living is what you want this is the place for you! You don't want to miss out on this large executive suite as it is sure to impress! Call today to book your private tour!**

Inclusions: **Window Coverings, Wall/ Window Air Conditioning Unit x1, Washer and Dryer, Fridge, Stove, Dishwasher, Microwave, One Underground Parking Stall**

Property Listed By: **COLDWELL BANKER UNITED**

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