



THE
A-TEAM

**RE/MAX
FIRST**

9918 GORDON Avenue #204, Fort McMurray T9H5L1

MLS®#: **A2111261**

Area: **Downtown**

Listing Date: **02/29/24**

List Price: **\$189,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$10k, 27-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:

1,267

Low Sqft:

Ttl Sqft:

1,267

Lot Sz Ar:

Lot Shape:

DOM

73

Layout

Beds:

2 (2)

Baths:

2.0 (2 0)

Style:

Low-Rise(1-4)

Parking

Ttl Park:

1

Garage Sz:

Access:

Lot Feat:

Park Feat:

Assigned,Heated Garage,Off Street,Stall,Underground

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Boiler,Fireplace(s),Natural Gas**

Sewer:

Ext Feat: **Other**

Construction:

Composite Siding,Concrete,Wood Frame

Flooring:

Carpet,Ceramic Tile,Laminate

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Microwave Hood Fan,Refrigerator,Stove(s),Wall/Window Air Conditioner,Washer/Dryer

Int Feat:

Closet Organizers,Jetted Tub,No Animal Home,No Smoking Home

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Bathroom	Main	8`9" x 5`6"	4pc Ensuite bath	Main	13`4" x 9`11"
Bedroom	Main	14`11" x 10`10"	Breakfast Nook	Main	8`5" x 7`5"
Dining Room	Main	13`9" x 11`2"	Foyer	Main	9`6" x 6`5"
Kitchen	Main	13`8" x 10`11"	Laundry	Main	5`8" x 5`4"
Living Room	Main	14`11" x 14`8"	Bedroom - Primary	Main	15`11" x 12`0"

Legal/Tax/Financial

Condo Fee:
\$745

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
CBD1

Legal Desc: **0122055**

Remarks

Pub Rmks: **When you think of executive downtown condo living, there is one that is above the rest. This is the Royal Village. 2 beds, 2 baths, in-suite laundry, secure & heated underground parking, corner unit with the river valley in your backyard, what more do you want? Your new home is run by Fort McMurray's top condo management company and offers an open concept, fresh paint, two well-appointed bedrooms, a full ensuite, and the primary has a jacuzzi tub! Living in Royal Village comes with knowing you live in a secure and safe location close to schools, parks, restaurants, outdoor activities, and all other major amenities. This home is ready for immediate possession, so don't waste any more time!**

Inclusions: **Fridge, stove, OTR microwave, dishwasher, washer and dryer, Wall AC unit**
Property Listed By: **RE/MAX FORT MCMURRAY**

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





