



THE
A-TEAM

**RE/MAX
FIRST**

9918 GORDON Avenue #404, Fort McMurray T9j1c2

MLS®#: **A2135256**

Area: **Downtown**

Listing Date: **05/24/24**

List Price: **\$249,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$10k, 30-Jul**

Association: **Fort McMurray**



General Information

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

Finished Floor Area
Abv Sqft: **1,180**
Low Sqft:
Ttl Sqft: **1,180**

DOM

115
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Low-Rise(1-4)**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat: **Parkade,Stall,Underground**

Utilities and Features

Roof:
Heating: **Boiler,In Floor**
Sewer:
Ext Feat: **Balcony,BBQ gas line,Lighting**

Construction: **Composite Siding,Concrete,Wood Frame**
Flooring: **Ceramic Tile**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Range,Garburator,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked**
Int Feat: **Ceiling Fan(s),Crown Molding,Elevator,Granite Counters,High Ceilings,Jetted Tub,No Smoking Home,Open Floorplan,Vaulted Ceiling(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
3pc Bathroom	Main	8`7" x 5`6"	4pc Ensuite bath	Main	10`11" x 13`9"
Bedroom	Main	10`11" x 14`11"	Den	Main	8`5" x 7`4"
Dining Room	Main	11`2" x 13`9"	Kitchen	Main	9`3" x 13`10"
Living Room	Main	16`7" x 14`8"	Bedroom - Primary	Main	12`1" x 12`0"

Legal/Tax/Financial

Condo Fee:
\$749

Title:
Fee Simple

Zoning:
CBD1

Fee Freq:
Monthly

Legal Desc: **0122055**

Remarks

Pub Rmks: **The Royal Village is Fort McMurrays best kept secret. This elegant castle with its turreted peaks located just steps from the Snye and Clearwater River, Miskanaw Golf Course, the picturesque Haxton Park and the famed Mitchells Cafe is a palace fit for Oil Sands Kings and Queens from far and wide. This stunning 4th floor corner unit with panoramic views of the Clearwater river and Snye Point park boasts views from every window. No fortress would be complete with out being doubled drywalled for sound, 10 foot ceilings, 2 bedrooms, 2 baths, in floor heating on wall to wall ceramic tiles, granite countertops, stainless steel appliances, a soaring 20 foot ceiling in the living room, large dining area, a large kitchen peninsula with seating, under mount sink with garburator and a den. The holy grail in this home in the Primary suite, its massive with a 2 person jetted soft tub, large double mirrored closets, a large stand up shower, a dressing area and a private room for the chamber pot. This unit is pure luxury, perhaps you're a professional who wants the feel of a large home in condominium living or you're looking to downsize without downgrading, this is the right choice for you. Welcome Home .**

Inclusions: **Fridge , Stove, Washer , Dryer, Dishwasher, OTR Microwave, window coverings, garburator , ceiling fans,**

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

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