



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**9919 GORDON Avenue #303, Fort McMurray T9H 5K6**

MLS® #: **A2143036**

Area: **Downtown**

Listing Date: **06/21/24**

List Price: **\$184,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$15k, 26-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential Apartment**  
Sub Type: **Fort McMurray**  
City/Town: **Fort McMurray**  
Year Built: **2011**

Finished Floor Area  
Abv Sqft: **973**  
Low Sqft:  
Ttl Sqft: **973**

Lot Information

Lot Sz Ar:  
Lot Shape:

DOM

**87**  
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:

**Off Street, On Street, Titled, Underground**

Utilities and Features

Roof:  
Heating: **Baseboard, Natural Gas**  
Sewer:  
Ext Feat: **Balcony**

Construction: **Concrete, Wood Frame**  
Flooring: **Hardwood, Tile**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer**  
Int Feat: **Granite Counters**  
Utilities:

Room Information

Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>4`11" x 8`6"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`6" x 12`0"</b>
<b>Kitchen</b>	<b>Main</b>	<b>10`1" x 9`6"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>10`4" x 14`6"</b>

Room	Level	Dimensions
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>4`10" x 7`0"</b>
<b>Dining Room</b>	<b>Main</b>	<b>13`11" x 7`5"</b>
<b>Living Room</b>	<b>Main</b>	<b>13`11" x 13`11"</b>

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

**\$701**

**Fee Simple**

**SCL1**

Fee Freq:

**Monthly**

Legal Desc: **1120510**

Remarks

---

Pub Rmks: **Experience the best of downtown living in this STUNNING condo within walking distance to all amenities! Enjoy HARDWOOD floors, a beautiful kitchen with GRANITE countertops, a BREAKFAST BAR, and STAINLESS STEEL appliances. This spacious home offers 2 LARGE bedrooms, including a primary room with a 4-pc ENSUITE bathroom, and ANOTHER 4-pc bathroom. Additional highlights include HIGH CEILINGS, a PRIVATE BALCONY, and an UNDERGROUND parking stall. The well-maintained building boasts great curb appeal. Schedule your personal tour of this exceptional home today!**

Inclusions: **Fridge, stove, dishwasher, OTR microwave, washer & dryer, window coverings**

Property Listed By: **ROYAL LEPAGE BENCHMARK**

---

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