



THE
A-TEAM

**RE/MAX
FIRST**

9918 GORDON Avenue #102, Fort McMurray T9H 5L1

MLS® #: **A2144647** Area: **Downtown** Listing Date: **06/25/24** List Price: **\$169,900**
Status: **Active** County: **Wood Buffalo** Change: **-\$10k, 18-Oct** 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:

Finished Floor Area
Abv Sqft: **997**
Low Sqft:
Ttl Sqft: **997**

DOM

149
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: **Underground**

Utilities and Features

Roof:
Heating: **Boiler,In Floor,Fireplace(s)**
Sewer:
Ext Feat: **Balcony**

Kitchen Appl: **Dishwasher,Refrigerator,Stove(s),Wall/Window Air Conditioner,Washer/Dryer Stacked,Window Coverings**
Int Feat: **Breakfast Bar,Jetted Tub,Open Floorplan,Pantry,See Remarks**
Utilities:

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

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Main	7' 0" x 7' 7"	4pc Ensuite bath	Main	8' 2" x 7' 9"
Bedroom	Main	15' 7" x 11' 1"	Dining Room	Main	8' 11" x 14' 9"
Kitchen	Main	10' 1" x 11' 6"	Living Room	Main	17' 2" x 19' 2"
Bedroom - Primary	Main	11' 7" x 11' 1"			

Legal/Tax/Financial

Condo Fee: **\$633** Title: **Fee Simple** Zoning: **CBD1**

Legal Desc:	0122055	Fee Freq: Monthly	Remarks
Pub Rmks:	<p>Welcome to 102-9918 Gordon Avenue! Step into this inviting 2-bedroom, 2-bathroom condo that perfectly blends comfort and convenience. Nestled near the river, this home offers easy access to shopping and a variety of amenities. The spacious living area features 9ft ceilings and is enhanced by a cozy gas-burning fireplace, creating a warm and welcoming atmosphere. The modern kitchen boasts a stylish breakfast bar and a large pantry, ideal for casual dining and ample storage. The primary bedroom includes a luxurious ensuite with a relaxing tub, a separate stand up shower, and the primary also features plenty of closet space. The second bedroom is generously sized and well-suited for guests or as a home office. In-suite laundry adds to the convenience. This also home also boasts one underground assigned parking stall, ensuring your vehicle is secure and protected from the elements. With its prime location, high ceilings, and thoughtful features, this condo offers a perfect blend of style, comfort, and practicality. Don't miss the opportunity to make it your new home!</p>		
Inclusions:	Fridge, Stove, Dishwasher, Washer, Dryer, Range Hood, Window Coverings, Wall A/C Unit		
Property Listed By:	EXP REALTY		

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





