



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: **\$185,000**
 Status: **Active** County: **Wood Buffalo** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential Apartment**
 Sub Type: **Fort McMurray**
 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

83
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**
 Construction: **Composite Siding,Wood Frame**
 Flooring: **Carpet,Tile**
 Water Source:
 Fnd/Bsmt:
 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:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
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**

Fee Freq:
Monthly

Legal Desc: **0122055**

Remarks

Pub Rmks: **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!**

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