



THE
A-TEAM

**RE/MAX
FIRST**

9918 GORDON Avenue #213, Fort McMurray T9H 5L1

MLS®#: **A2147870**

Area: **Downtown**

Listing Date: **07/30/24**

List Price: **\$141,700**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$8k, 30-Aug**

Association: **Fort McMurray**



General Information

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

Finished Floor Area
Abv Sqft: **996**
Low Sqft:
Ttl Sqft: **996**

DOM

50
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:
Park Feat: **Parkade**

Utilities and Features

Roof:
Heating: **Boiler,In Floor**
Sewer:
Ext Feat: **Balcony**

Construction: **Cement Fiber Board,Concrete**
Flooring: **Carpet,Tile**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **See Remarks**
Int Feat: **Pantry,See Remarks,Walk-In Closet(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	11`10" x 7`7"	Living Room	Main	16`9" x 12`2"
3pc Bathroom	Main		4pc Ensuite bath	Main	
Bedroom	Main	15`4" x 11`0"	Bedroom - Primary	Main	11`4" x 11`2"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$637

Fee Simple

CBD1

Fee Freq:

Monthly

Legal Desc: **0122055**

Remarks

Pub Rmks: **Introducing 213-9918 Gordon Ave. Located in the heart of downtown this condo is in close proximity to Syne Park and the Clearwater River, Borelis Park and the famed Mitchells Cafe. This spacious 2 bedroom, 2 bathroom unit offers in suite laundry, 1 assigned park stall and a private balcony. This functional layout offers a large living room with gas fireplace that separates the 2 bedrooms each with its own bathroom. The primary bedroom ensuite features a soaker tub and a separate shower. This unit is perfect for an investor or first time homeowner. SOLD AS IS WHERE!**

Inclusions: **SOLD AS IS WHERE IS**
Property Listed By: **RE/MAX FORT MCMURRAY**

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





