



THE
A-TEAM

**RE/MAX
FIRST**

9919 GORDON Avenue #103, Fort McMurray T9H 5K6

MLS®#: **A2151955** Area: **Downtown** Listing Date: **08/14/24** List Price: **\$149,900**
 Status: **Active** County: **Wood Buffalo** Change: **-\$15k, 16-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential Apartment**
 Sub Type: **Fort McMurray**
 City/Town: **Fort McMurray**
 Year Built: **2011**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **918**
 Low Sqft:
 Ttl Sqft: **918**

DOM
35
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking
 Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Stall,Underground**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Central**
 Sewer:
 Ext Feat: **Private Entrance**

Construction: **See Remarks**
 Flooring: **Laminate**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **See Remarks**
 Int Feat: **Elevator**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main		4pc Ensuite bath	Main	
Bedroom	Main	10`5" x 10`6"	Bedroom - Primary	Main	12`11" x 10`3"
Living Room	Main	13`1" x 13`10"	Dining Room	Main	8`5" x 13`10"
Kitchen	Main	9`9" x 14`4"			

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$658

Fee Simple
Fee Freq:
Monthly

SCL1

Legal Desc: 1120510

Remarks

Pub Rmks: **BEAUTIFUL 2 bedroom, 2 bathroom Condo on GROUND floor! This upscale building in the heart of downtown has the PERFECT LOCATION near schools, shopping and all the amenities of downtown living at its finest! Soak in the sun on your walk out patio deck! The floor plan is OPEN CONCEPT and works great for those who love to entertain family and friends. If you are looking for a modern vibe and LOVE DOWNTOWN living then stop by and see 103 - 9919 Gordon Avenue in the heart of Fort McMurray today! CALL NOW TO VIEW! property is sold as is where is without any seller's warranties or representations**

Inclusions: N/A
Property Listed By: RE/MAX FORT MCMURRAY

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



