



THE
A-TEAM

**RE/MAX
FIRST**

9918 GORDON AVENUE #401, Fort McMurray T9H 5L1

MLS®#: **A2158423** Area: **Downtown** Listing Date: **08/19/24** List Price: **\$204,900**
 Status: **Active** County: **Wood Buffalo** Change: **-\$10k, 03-Sep** Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:
 Lot Feat:
 Park Feat: **Parkade**

Finished Floor Area

Abv Sqft: **1,208**
 Low Sqft:
 Ttl Sqft: **1,208**

DOM

30
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

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

Construction: **Mixed**
 Flooring: **Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Convection Oven,Dishwasher,Microwave,Refrigerator,Stove(s),Washer/Dryer**
 Int Feat: **Breakfast Bar,Kitchen Island,Pantry,Soaking Tub,Storage,Vaulted Ceiling(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	11`11" x 15`4"	4pc Ensuite bath	Main	8`1" x 10`4"
Bedroom	Main	11`11" x 15`1"	Den	Main	7`6" x 11`5"
Kitchen	Main	17`11" x 13`9"	3pc Bathroom	Main	7`6" x 6`9"

Legal/Tax/Financial

Condo Fee: **\$777** Title: **Fee Simple** Zoning: **CBD1**
 Fee Freq:

Monthly

Legal Desc: **0122055**

Remarks

Pub Rmks: **-LARGEST FLOOR-PLAN IN THE BUILDING- This lovely TOP LEVEL 2 Bedroom 2 Bathroom +Den home features over 1200sqft of living space, a rare dome vaulted ceiling, in-suite laundry and a charming fireplace ready for new owners ! Updated from top to bottom and features in-floor heat for those cold months. The large kitchen has a breakfast bar, new cabinets and a full pantry which will be a cooks delight. Primary bedroom is roomy with an en-suite bathroom and soaker tub to relax in. Secondary bedroom is oversized with a double closet and bathroom access. There is an additional DEN that can be used for storage or an office for those working from home. LOTS of natural light in this south facing unit. A balcony overlooking the downtown core is a great backdrop for bbqing! Location of this unit is stellar since its a 5 minute walk for shopping and a stones throw away from the beautiful snye and clearwater river. Underground parking, prime location and a beautiful unit! Call today for more information on this RARE opportunity !**

Inclusions: **Fridge, dishwasher, washer and dryer, Stove, Window coverings, patio bbq, microwave. wall A/C unit**

Property Listed By: **COLDWELL BANKER UNITED**

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