



THE
A-TEAM

**RE/MAX
FIRST**

9918 GORDON Avenue #302, Fort McMurray T9H5L1

MLS®#: **A2160857** Area: **Downtown** Listing Date: **08/27/24** List Price: **\$154,900**
 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: **1,009**
 Low Sqft:
 Ttl Sqft: **1,009**

DOM

22
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: **Parkade,Stall,Underground**

Utilities and Features

Roof:
 Heating: **Boiler,In Floor,Fireplace(s)**
 Sewer:
 Ext Feat: **Balcony**
 Construction: **Composite Siding,Mixed**
 Flooring: **Carpet,Laminate**
 Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher,Microwave,Refrigerator,Stove(s),Washer/Dryer**
 Int Feat: **Ceiling Fan(s),Elevator,High Ceilings,Jetted Tub,Open Floorplan,Pantry,Storage**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Bathroom	Main	7`5" x 7`9"	4pc Ensuite bath	Main	8`5" x 7`9"
Bedroom	Main	15`4" x 11`4"	Dining Room	Main	8`8" x 7`4"
Foyer	Main	7`8" x 8`8"	Kitchen	Main	8`8" x 10`4"
Living Room	Main	17`4" x 19`3"	Bedroom - Primary	Main	11`4" x 11`2"

Legal/Tax/Financial

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

Fee Freq:
Monthly

Legal Desc: **0122055**

Remarks

Pub Rmks: **Welcome to 302-9918 Gordon Avenue - a spacious 2-bedroom, 2-bathroom condo situated in the beautiful Royal Village. This prime downtown location offers unparalleled access to the beauty of the Snye and Clearwater River and nearby parks, including Syne, Borealis, and the Hoxton. Plus, you're just steps away from the iconic Mitchell's Café, and retail shop Velenzia ensuring that the best of downtown living is right at your doorstep. Inside, enjoy a functional layout featuring a large living room with a cozy gas fireplace and 9 foot ceilings, separating the two bedrooms for added privacy. Each bedroom has its own bathroom, with the primary boasting an ensuite complete with a soaker tub and separate shower. Additional perks include in-suite laundry, a private balcony, and an assigned underground parking stall. Whether you're an investor or a first-time homebuyer, this unit is an excellent opportunity - Schedule your showing today!**

Inclusions: **Fridge, Stove, Dishwasher, Washer, Dryer, Window Coverings, Key Fob x1**

Property Listed By: **The Agency North Central Alberta**

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