



THE A-TEAM

RE/MAX FIRST

8026 FRANKLIN Avenue #309, Fort McMurray T9H 5K3

MLS@#: A2164290 Area: Downtown Listing Date: 09/10/24 List Price: \$94,900
Status: Active County: Wood Buffalo Change: None Association: Fort McMurray



General Information

Prop Type: Residential Apartment Sub Type: Fort McMurray Year Built: 2005

Lot Information

Lot Sz Ar: Lot Shape:

Access: Lot Feat: Park Feat: Off Street, Stall

Finished Floor Area Abv Sqft: 621 Low Sqft: Ttl Sqft: 621

DOM 42 Layout Beds: 1 (1) Baths: 1.0 (1 0) Style: Apartment

Parking Ttl Park: 1 Garage Sz:

Utilities and Features

Roof: Heating: Baseboard Sewer: Ext Feat: Balcony

Construction: Metal Siding , Wood Frame Flooring: Vinyl Plank Water Source: Fnd/Bsmt:

Kitchen Appl: Dishwasher, Dryer, Refrigerator, See Remarks, Stove(s), Washer Int Feat: See Remarks Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Includes rows for 4pc Bathroom and Living Room.

Legal/Tax/Financial

Condo Fee: \$632 Title: Fee Simple Fee Freq: Monthly Zoning: FRA1

Legal Desc:

0525107

Remarks

Pub Rmks:

Fort McMurray meets Manhattan loft! Experience urban living in this uniquely stylish, newly renovated industrial style loft. With luxury vinyl plank flooring, fresh paint, updated plumbing and light fixtures, and chic granite countertops, this space is a vibe. Space-saving barn doors add a trendy touch to the open-concept layout. The galley style kitchen boasts upgraded cabinetry, GRANITE countertops, stainless steel appliances, a stylish backsplash, and an eat-up bar. The sleek bathroom features a subway tile backsplash, wainscoting, and an updated vanity with a striking black vessel-mounted sink. Conveniences include in suite front-loading washer and dryer and a walk through walk in closet with organizers. This loft comes fully furnished and is located across the street from Keyano College making it perfect for commuters or students. It includes one surface parking stall and the unit has it's own private balcony. Don't miss out on this trendy Fort McMurray loft that perfectly blends industrial chic with modern convenience. Schedule your viewing today!

Inclusions:

Fridge, stove, dishwasher, washer, dryer, all window coverings, all furnishings

Property Listed By:

RE/MAX FORT MCMURRAY

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





