



THE
A-TEAM

**RE/MAX
FIRST**

10218 KING Street #233, Fort McMurray T9H 1X9

MLS®#: **A2169131**

Area: **Downtown**

Listing Date: **09/27/24**

List Price: **\$229,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$20k, 30-Oct**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Apartment

City/Town:

Fort McMurray

Year Built:

2014

Lot Information

Finished Floor Area

Abv Sqft:

880

Low Sqft:

Ttl Sqft:

880

Lot Sz Ar:

Lot Shape:

DOM

85

Layout

Beds:

2 (2)

Baths:

2.0 (2 0)

Style:

Apartment

Parking

Ttl Park:

2

Garage Sz:

Access:

Lot Feat:

Park Feat:

Underground

Utilities and Features

Roof: **Asphalt**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Other**

Construction:

Other,See Remarks,Vinyl Siding,Wood Frame

Flooring:

Vinyl

Water Source:

Fnd/Bsmt:

Kitchen Appl:

Dishwasher,Electric Cooktop,Range Hood

Int Feat:

Kitchen Island,Laminate Counters,See Remarks,Stone Counters

Utilities:

Room Information

Room

Level

Dimensions

Kitchen

Main

13`11" x 9`11"

Bedroom - Primary

Main

12`8" x 11`0"

Balcony

Main

12`7" x 6`2"

4pc Bathroom

Main

9`7" x 4`9"

Room

Level

Dimensions

Living Room

Main

13`11" x 11`6"

Bedroom

Main

13`9" x 10`9"

3pc Ensuite bath

Main

8`4" x 5`9"

Legal/Tax/Financial

Condo Fee:

\$638

Title:

Fee Simple

Zoning:

PRA2

Legal Desc:	1423988	Fee Freq: Monthly	Remarks
Pub Rmks:	CONDO FEES PAID FOR 12 MONTHS. Enjoy luxury Waterfront Condo living! SKY high ceilings! Beautiful Executive Corner UNIT! Exterior BALCONY access! BEAUTIFUL VINYL PLANK FLOORING! This 880 sqft 2 bed 2 bath, open concept condo gives an elegant and luxury feel. The bright and open kitchen features luxury vinyl plank flooring, dark cabinetry, centre island with quartz countertops, eat up breakfast bar, Stainless steel dishwasher, electric cooktop, range hood & lots of cabinet & counter space! The seller is offering 5k appliance credit for the remainder of the appliances! Both bedrooms are spacious with LVP flooring & large windows. The primary bedroom features a WALK THROUGH CLOSET, 3 piece SPA like ensuite bathroom with enclosed tiled steam shower. The spacious secondary bedroom has close access to another 4 piece bathroom. The bright and open living area features high ceilings, central air, luxury vinyl plank flooring, oversized living room window that offers plenty of natural light and skyline viewings of the city. There is one underground titled parking stall. Condo fees include water, heat, garbage, exterior insurance, and reserve fund contributions. Call now to schedule your private viewing!		
Inclusions: Property Listed By:	Dishwasher, Electric Stove Top, ROYAL LEPAGE BENCHMARK		

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





