



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: **\$249,900**
 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: **2014**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **880**
 Low Sqft:
 Ttl Sqft: **880**

DOM

21
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	Room	Level	Dimensions
Kitchen	Main	13`11" x 9`11"	Living Room	Main	13`11" x 11`6"
Bedroom - Primary	Main	12`8" x 11`0"	Bedroom	Main	13`9" x 10`9"
Balcony	Main	12`7" x 6`2"	3pc Ensuite bath	Main	8`4" x 5`9"
4pc Bathroom	Main	9`7" x 4`9"			

Legal/Tax/Financial

Condo Fee: **\$638** Title: **Fee Simple** Zoning: **PRA2**

Fee Freq:
Monthly

Legal Desc: **1423988**

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 if 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: **Dishwasher, Electric Stove Top,**
Property Listed By: **ROYAL LEPAGE BENCHMARK**

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