



THE
A-TEAM

**RE/MAX
FIRST**

9919 GORDON Avenue #303, Fort McMurray T9H 5K6

MLS®#: **A2169277**

Area: **Downtown**

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

List Price: **\$174,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Apartment

City/Town:

Fort McMurray

Year Built:

2011

Lot Information

Lot Sz Ar:

Finished Floor Area

Abv Sqft: **973**

Low Sqft:

Ttl Sqft: **973**

Lot Shape:

DOM

55

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:

Off Street,On Street,Titled,Underground

Utilities and Features

Roof:

Baseboard,Natural Gas

Heating:

Sewer:

Ext Feat:

Balcony

Construction:

Concrete

Flooring:

Hardwood,Tile

Water Source:

Fnd/Bsmt:

Kitchen Appl:

Dishwasher,Microwave,Refrigerator,Stove(s),Washer/Dryer

Int Feat:

Breakfast Bar,Granite Counters,Open Floorplan,Pantry

Utilities:

Cable Connected,Electricity Connected,Natural Gas Connected,Sewer Connected,Water Connected

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Main	4`11" x 8`6"	4pc Ensuite bath	Main	4`1" x 7`0"
Bedroom	Main	10`6" x 12`0"	Dining Room	Main	13`11" x 7`5"
Kitchen	Main	10`1" x 9`6"	Living Room	Main	13`11" x 13`11"
Bedroom - Primary	Main	10`4" x 14`6"			

Legal/Tax/Financial

Condo Fee:

\$701

Title:

Fee Simple

Zoning:

SCL1

Fee Freq:
Monthly

Legal Desc: **1120510**

Remarks

Pub Rmks: **IMMEDIATE POSSESSION! Experience the best of downtown living in this STUNNING condo within walking distance to the river, shopping, restaurants and more! Enjoy HARDWOOD floors, a beautiful kitchen with GRANITE countertops, a BREAKFAST BAR, and STAINLESS STEEL appliances. This spacious home offers 2 LARGE bedrooms, including a primary room with a 4-pc ENSUITE bathroom, and ANOTHER 4-pc bathroom. Additional highlights include HIGH CEILINGS, a PRIVATE BALCONY, and an UNDERGROUND parking stall. Plus, easily unload groceries and heavy items with the convenience of an ELEVATOR, making moving in and daily living a breeze. The well-maintained building boasts impressive interior features, including CLEAN common areas, SPACIOUS hallways, and a bright, welcoming atmosphere. Condo fees INCLUDE heat, water, trash, building insurance, and reserve fund contributions. Schedule your personal tour of this exceptional home today!**

Inclusions:
Property Listed By: **Fridge, stove, dishwasher, OTR microwave, washer & dryer, window coverings, one titled underground parking stall
ROYAL LEPAGE BENCHMARK**

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





