



THE
A-TEAM

**RE/MAX
FIRST**

10217 QUEEN Street #202, Fort McMurray T9H 5S5

MLS® #: **A2175389** Area: **Downtown** Listing Date: **10/27/24** List Price: **\$67,900**
 Status: **Active** County: **Wood Buffalo** Change: **-\$100, 28-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential Apartment**
 Sub Type: **Fort McMurray**
 City/Town: **Fort McMurray**
 Year Built: **2006**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,020**
 Low Sqft:
 Ttl Sqft: **1,020**

DOM

24
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Parkade**

Utilities and Features

Roof:
 Heating: **Central,Natural Gas**
 Sewer:
 Ext Feat: **Balcony**

Construction:
See Remarks
 Flooring:
Laminate,Linoleum
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **See Remarks**
 Int Feat: **Elevator**
 Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|---------------------|-------------|-----------------------|--------------------------|-------------|----------------------|
| 4pc Bathroom | Main | 0`0" x 0`0" | 4pc Ensuite bath | Main | 0`0" x 0`0" |
| Bedroom | Main | 8`10" x 15`10" | Bedroom - Primary | Main | 12`3" x 13`0" |
| Living Room | Main | 12`7" x 21`5" | Kitchen | Main | 8`8" x 8`6" |
| Dining Room | Main | 6`8" x 18`11" | | | |

Legal/Tax/Financial

Condo Fee: **\$1,063** Title: **Fee Simple** Zoning: **PRA2**

Fee Freq:
Monthly

Legal Desc: **0627861**

Remarks

Pub Rmks: **A RARE FIND! CORNER UNIT WITH WRAP AROUND BALCONY AND VIEWS OF DOWNTOWN, HISTORIC SHIPYARD AND CLEARWATER RIVER! WHAT A VEW! this beautiful 2 bedroom, 2 bath SPACIOUS unit is PERFECT for the savvy buyer! Tenant in place at \$1675 per month (inclusive of all utilities, excluding internet), this is a TURNKEY Investment! If you are looking for an investment or a starter home, then you've found it! 24 hour notice is require for all showings. Call Today and Start Packing!**

Inclusions: **fridge, range hood, stove, dishwasher, washer/dryer, dining table & chairs, electric fireplace, all window blinds**
Property Listed By: **RE/MAX FORT MCMURRAY**

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



