



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**

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

DOM

55
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Lot Information

Lot Sz Ar:
Lot Shape:

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

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
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



