



THE
A-TEAM

**RE/MAX
FIRST**

9919 GORDON Avenue #101, Fort McMurray T9H 2E3

MLS®#: **A2176446**

Area: **Downtown**

Listing Date: **10/31/24**

List Price: **\$164,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential
Apartment**
Sub Type: **Fort McMurray
2011**

Finished Floor Area

Abv Sqft: **1,037**

Low Sqft:

Ttl Sqft: **1,037**

Lot Information

Lot Sz Ar:

Lot Shape:

DOM

60

Layout

Beds: **2 (2)**

Baths: **2.0 (2 0)**

Style: **Apartment**

Parking

Ttl Park: **1**

Garage Sz:

Access:

Lot Feat:

Park Feat:

Common,Garage Door Opener,Off Street,Owned,Secured,Underground

Utilities and Features

Roof: **Membrane,Tar/Gravel**
Heating: **Baseboard,Fireplace(s),Hot Water,None**
Sewer:
Ext Feat: **None**

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Ceramic Tile,Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **See Remarks**
Int Feat: **Granite Counters,Kitchen Island,Open Floorplan,Pantry,Soaking Tub,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	7`7" x 7`8"	4pc Ensuite bath	Main	9`4" x 10`6"
Bedroom	Main	12`8" x 11`3"	Dining Room	Main	7`4" x 6`2"
Kitchen	Main	7`4" x 10`7"	Living Room	Main	17`5" x 15`6"
Bedroom - Primary	Main	17`7" x 10`10"			

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$747

Fee Simple

SCL1

Fee Freq:
Monthly

Legal Desc: **1120510**

Remarks

Pub Rmks: **Seller will credit buyer for the first 6 months of condo fees. Experience stylish and convenient living in this beautiful 2-bedroom, 2-bathroom main-floor condo, perfectly designed with modern comforts. The open-concept layout flows from the spacious living room, featuring a cozy gas fireplace, into a well-equipped kitchen with elegant granite countertops and a welcoming dining area. The primary bedroom serves as a private oasis with its own ensuite, complete with a relaxing soaker tub and a separate stand-up shower. Practical amenities include in-suite laundry, air conditioning for comfort throughout the year, and a front balcony ideal for enjoying your morning coffee. This unit also includes an underground parking stall for added convenience. Located within walking distance to the scenic Snye Park, residents can easily enjoy green spaces and waterfront views. With stylish laminate and tile flooring, this condo brings together functionality and contemporary design, making it an ideal choice for comfortable urban living.**

Inclusions:
Property Listed By: **Fridge, Stove, Dishwasher, OTR Microwave, Washer, Dryer, All Window Coverings, Central A/C, All Furniture is included(\$1.00 value)
Greater Property Group**

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





