



THE A-TEAM

RE/MAX FIRST

7901 KING Street #1120, Fort McMurray T9H 0C1

MLS@#: A2176467 Area: Downtown Listing 11/01/24 List Price: \$145,000
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: 2012
Finished Floor Area: 524
Abv Sqft: 524
Low Sqft:
Ttl Sqft: 524

Access:
Lot Feat:
Park Feat: Underground

DOM: 20
Layout: 1 (1)
Beds: 1.0 (1 0)
Style: Apartment
Parking: 1
Ttl Park: 1
Garage Sz: 1

Utilities and Features

Roof:
Heating: Forced Air
Sewer:
Ext Feat: Balcony
Construction: Vinyl Siding, Wood Frame
Flooring: Ceramic Tile, Laminate
Water Source:
Fnd/Bsmt:
Kitchen Appl: Central Air Conditioner, Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer Stacked
Int Feat: Kitchen Island, Quartz Counters
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Rows include 4pc Bathroom, Eat in Kitchen, Bedroom - Primary, and Living Room.

Legal/Tax/Financial

Condo Fee: \$371
Title: Fee Simple
Fee Freq: Monthly
Zoning: C2

Legal Desc:

1222996

Remarks

Pub Rmks:

Immediate possession available Welcome to the vibrant heart of Fort McMurray, AB, where a delightful condo apartment is ready to be the canvas for your investment dreams. Tucked away in the lively downtown neighbourhood, this compact residence is a gateway to a life of convenience and comfort, with top-rated schools, lush parks, diverse shopping, and seamless transportation options all within arm's reach. Unfurling across 524 square feet, this home, while cozy, is a testament to smart design and modern aesthetics. Imagine stepping into the welcoming embrace of the open-concept living room, bathed in natural light, with easy-to-maintain laminate flooring underfoot. It's a versatile space, perfect for unwinding or entertaining, all with the dynamic backdrop of downtown Fort McMurray. Adjoining the living room, the kitchen beckons with its modern flair and functional elegance. Here, gleaming quartz countertops meet modern, multi-coloured cabinets, creating a culinary space that's as stylish as it is practical. Whether you're crafting a quick snack or a gourmet meal, this kitchen makes every culinary endeavour a joy. Move on to the primary bedroom, where you'll discover generous closet space, offering a cozy retreat for relaxation and rejuvenation. The elegant main bathroom doesn't miss a beat, featuring 4 pc quartz counters, adding a dash of luxury to your daily routines. A hallmark of convenience, this condo offers insuite laundry, ensuring your daily chores are a breeze, while the secure underground parking keeps your vehicle safe and sound, away from the elements. What sets this condo apart is its remarkable potential as an investment property. Ideal for commuters seeking their own space, this home combines compact living with uncompromised quality. With reasonable condo fees of \$371.89, it's a sound investment with endless possibilities in a community brimming with life and energy. Dive into a world where every amenity is at your doorstep, and the vibrant community vibe of downtown Fort McMurray invites you to be a part of it. It's not just a property; it's a lifestyle waiting to be embraced, a future ready to be shaped. Take a closer look with our detailed floor plans, showcasing every sink and shower, explore further with the 360 tour. Appliances: fridge, stove, dishwasher, microwave, stacked washer/dryer, air You are confirmed. Please provide feedback and good luck ??, window coverings. This charming condo is more than just bricks and mortar—it's an opportunity, a lifestyle, and a valuable asset waiting for you. So, are you ready to say yes to this address? Check out the 360 tour and detailed floor plans . GARAGE SPOT 163

Inclusions:

fridge, stove, dishwasher, microwave, stacked washer/dryer, window coverings

Property Listed By:

RE/MAX FORT MCMURRAY

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





