



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**7901 KING Street #1115, Fort McMurray T9H 0B9**

MLS® #: **A2177029**

Area: **Downtown**

Listing Date: **11/07/24**

List Price: **\$130,000**

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  
Abv Sqft: **497**  
Low Sqft:  
Ttl Sqft: **497**

DOM

**14**  
Layout  
Beds: **1 (1 )**  
Baths: **1.0 (1 0)**  
Style: **Apartment**

Lot Information

Lot Sz Ar:  
Lot Shape:

Parking  
Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:  
Park Feat: **Underground**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air, Hot Water**  
Sewer:  
Ext Feat: **Uncovered Courtyard**

Construction: **Concrete**  
Flooring: **Carpet, Laminate, Tile**  
Water Source:  
Fnd/Bsmt:

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

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>4`11" x 8`3"</b>	<b>Bedroom</b>	<b>Main</b>	<b>9`3" x 18`5"</b>
<b>Kitchen</b>	<b>Main</b>	<b>13`9" x 11`11"</b>	<b>Living Room</b>	<b>Main</b>	<b>9`11" x 13`6"</b>

Legal/Tax/Financial

Condo Fee:  
**\$372**

Title: **Fee Simple**  
Fee Freq: **Monthly**

Zoning: **C2**

Legal Desc:

1222996

Remarks

Pub Rmks:

**Welcome to 7901 KING STREET. Built in 2012 this property boasts 1 bedroom, 1 Bathroom, a spacious living room, and an open concept modern kitchen that includes ample counter (quartz) and cabinet space including a kitchen Island. This apartment also offers in suite laundry/storage room, a balcony, underground heated parking, access to communal main floor gym, and much more. Call now to book your personal showing. Property is being sold "As is where is."**

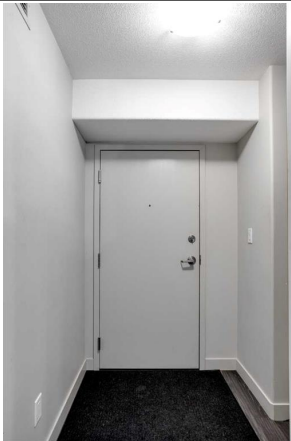
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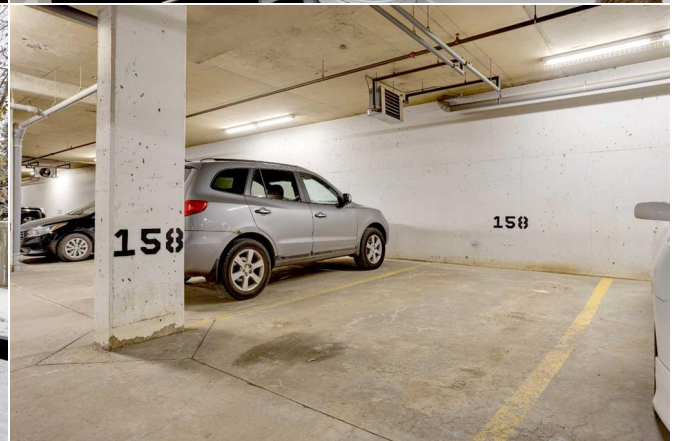
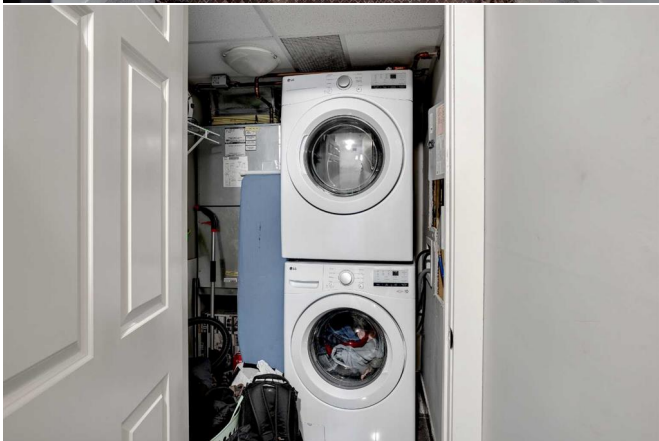
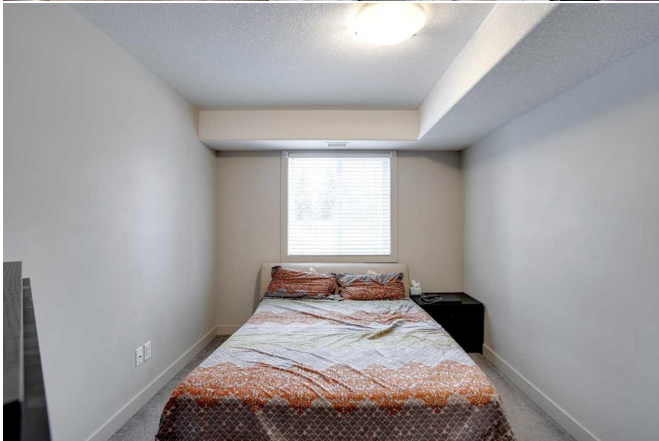
N/A

Property Listed By:

**ROYAL LEPAGE BENCHMARK**

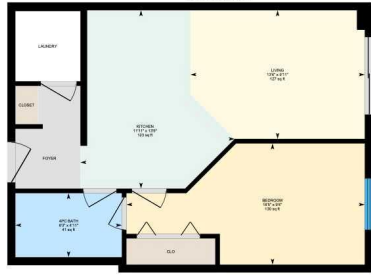
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (780) 804-4800**





1115-7901 King St, Fort McMurray, AB

Main Floor: 2600 sq ft  
Kitchen Area: 257 sq ft  
Living Area: 450 sq ft  
Bedroom Area: 271 sq ft



While repairs are excluded from total floor area in GLOUSE floor plan. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

