



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

**144**  
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."**

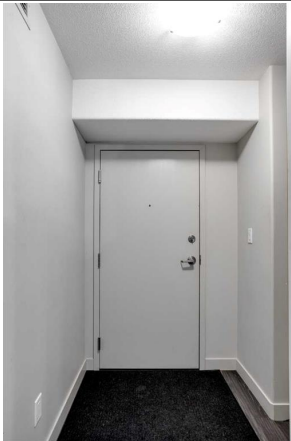
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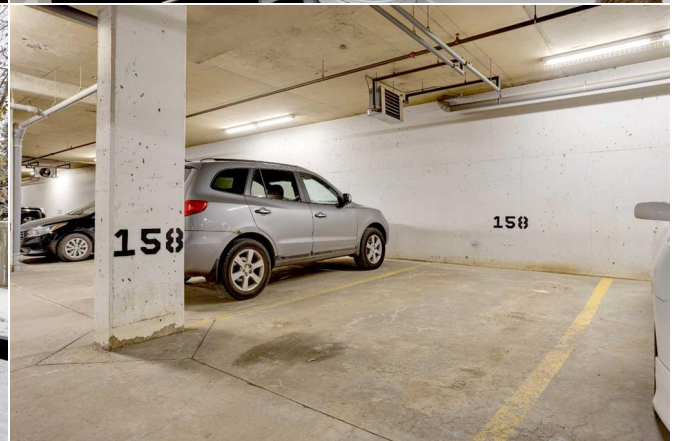
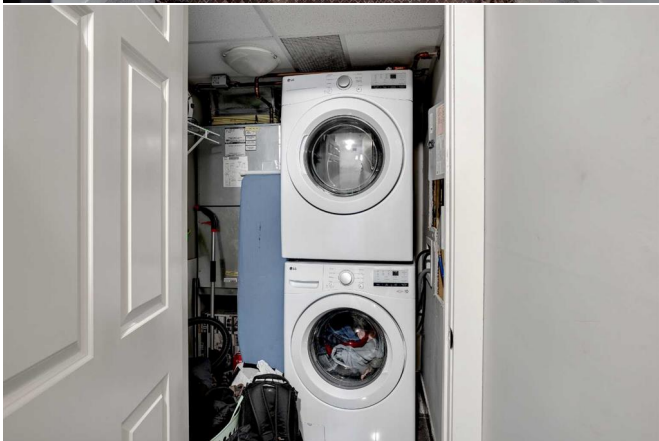
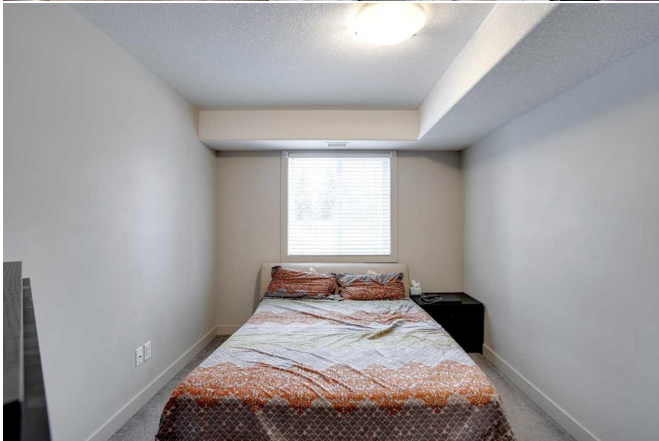
**N/A**

Property Listed By:

**ROYAL LEPAGE BENCHMARK**

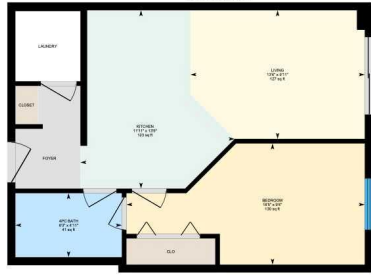
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (780) 804-4800**





1115-7901 King St, Fort McMurray, AB

Main Floor: 5360 sq ft  
Kitchen Area: 277.12 sq ft  
Living Area: 452.88 sq ft  
Excluded Area: 27.17 sq ft



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

