



THE
A-TEAM

**RE/MAX
FIRST**

7901 KING Street #1313, Fort McMurray T9H0B9

MLS® #: **A2177060**

Area: **Downtown**

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

List Price: **\$135,000**

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: **495**
Low Sqft:
Ttl Sqft: **495**

DOM

44
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:
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
4pc Bathroom	Main	4`11" x 8`0"	Bedroom	Main	9`3" x 18`5"
Kitchen	Main	13`8" x 8`1"	Living Room	Main	9`11" x 8`8"

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."

Inclusions:

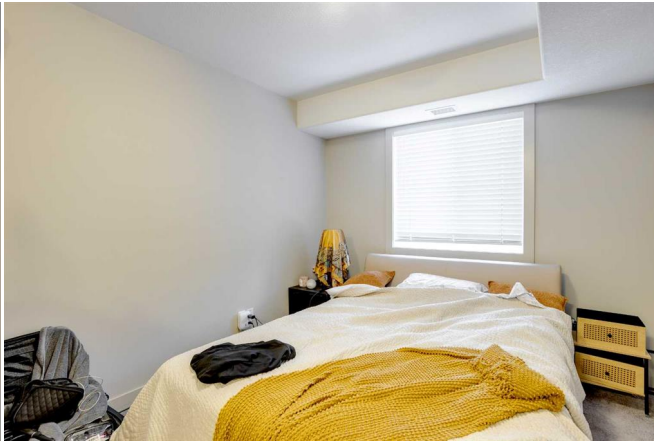
N/A

Property Listed By:

ROYAL LEPAGE BENCHMARK

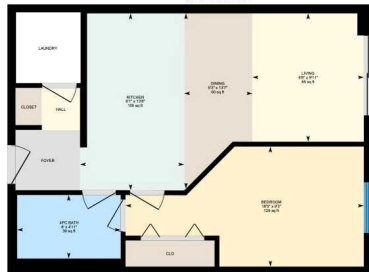
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (780) 804-4800





1313-7901 King St, Fort McMurray, AB

Main Floor: Outdoor Area 54.02 sq ft
 Interior Area 439.03 sq ft
 Enclosed Area 27.48 sq ft



0 2 4 8
 PREPARED: 2024/11/06
 While reports are excluded from total floor area in SQUARE FOOTAGE. All room dimensions and floor areas must be considered approximate and are subject to independent verification. **BI|GUIDE**



