



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

**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:  
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`0"</b>	<b>Bedroom</b>	<b>Main</b>	<b>9`3" x 18`5"</b>
<b>Kitchen</b>	<b>Main</b>	<b>13`8" x 8`1"</b>	<b>Living Room</b>	<b>Main</b>	<b>9`11" x 8`8"</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."**

Inclusions:

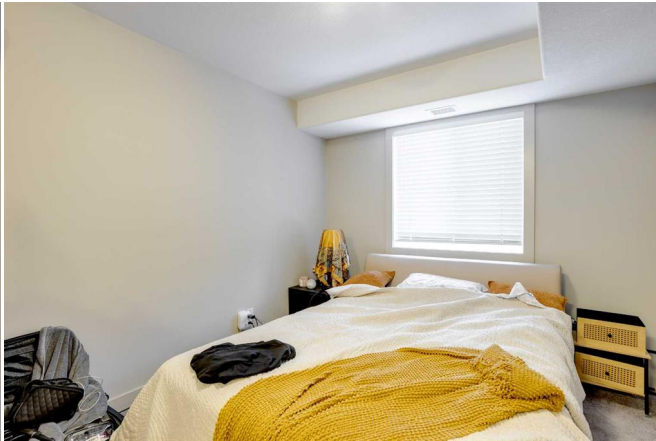
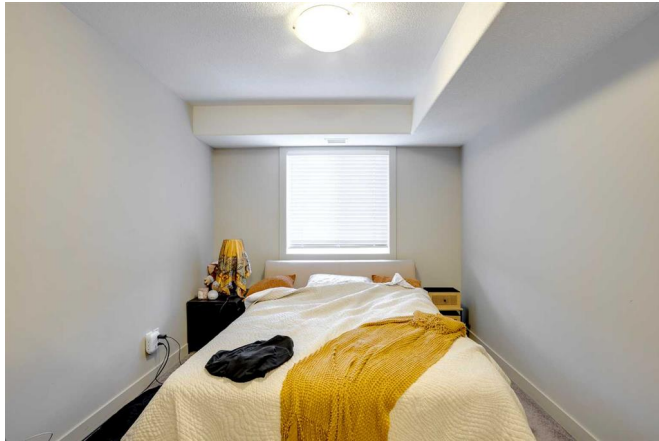
N/A

Property Listed By:

ROYAL LEPAGE BENCHMARK

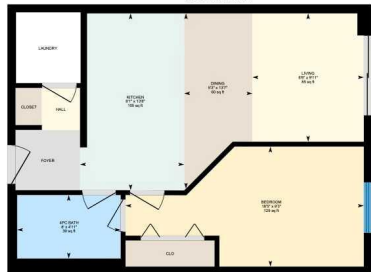
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (780) 804-4800**





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



PREPARED: 2024/11/05

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.



