



THE
A-TEAM

**RE/MAX
FIRST**

7901 KING Street #1319, Fort McMurray T9H0B9

MLS® #: **A2177296** 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**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **498**
 Low Sqft:
 Ttl Sqft: **498**

DOM
26
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Apartment**

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

Access:
 Lot Feat:
 Park Feat: **Underground**

Utilities and Features

Roof:
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Uncovered Courtyard**

Construction: **Concrete**
 Flooring: **Carpet, Ceramic Tile, Laminate**
 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`10" x 7`11"	Bedroom	Main	9`3" x 18`6"
Kitchen	Main	13`8" x 12`0"	Living Room	Main	9`10" x 10`1"

Legal/Tax/Financial

Condo Fee: **\$372** Title: **Fee Simple** Zoning: **C2**
 Fee Freq: **Monthly**

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:

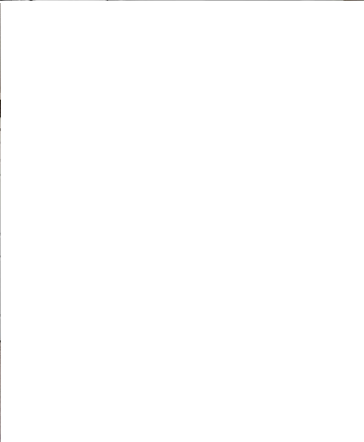
N/A

Property Listed By:

ROYAL LEPAGE BENCHMARK

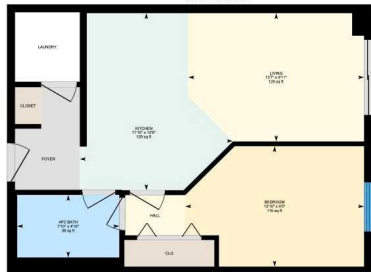
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (780) 804-4800





1319-7901 King St, Fort McMurray, AB

Main Floor: Outdoor Area 548.25 sq ft
 Interior Area 439.56 sq ft
 Enclosure Area 25.72 sq ft



0 2 4 8
 PREPARED: 2024/11/05
 While reports are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification. **BI|GUIDE**



