



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 2012**
City/Town:
Year Built:
Lot Information
Lot Sz Ar:
Lot Shape:

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

DOM

74
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**
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:

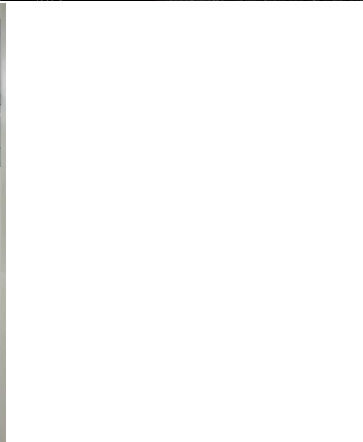
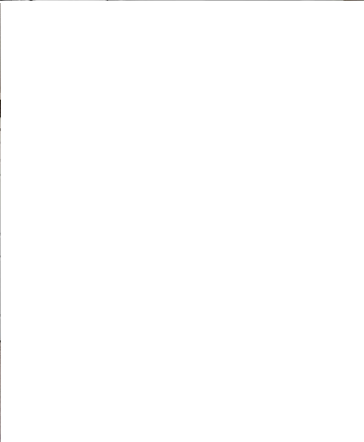
N/A

Property Listed By:

ROYAL LEPAGE BENCHMARK

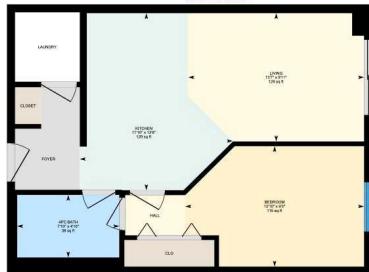
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (780) 804-4800





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**



