



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**10110 FRASER Avenue #203, Fort McMurray T9H 5C2**

MLS® #: **A2183911**

Area: **Downtown**

Listing Date: **01/16/25**

List Price: **\$240,000**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Fort McMurray**  
Year Built: **2007**

Finished Floor Area

Abv Sqft: **1,148**

Low Sqft:

Ttl Sqft: **1,148**

Lot Information

Lot Sz Ar:

Lot Shape:

DOM

**4**

Layout

Beds: **2 (2 )**

Baths: **2.0 (2 0)**

Style: **Apartment**

Parking

Ttl Park: **1**

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Parkade,Stall,Underground**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Central,Natural Gas**  
Sewer:  
Ext Feat: **Balcony,Lighting,Other**

Construction: **ICFs (Insulated Concrete Forms),Wood Frame**  
Flooring: **Carpet,Ceramic Tile,Hardwood**  
Water Source:  
Fnd/Bsmt: **ICF Block**

Kitchen Appl: **See Remarks**  
Int Feat: **Built-in Features,Closet Organizers,Elevator,High Ceilings,Open Floorplan,Quartz Counters,See Remarks,Vinyl Windows**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Bedroom - Primary</b>	<b>Main</b>	<b>13`0" x 14`0"</b>	<b>5pc Ensuite bath</b>	<b>Main</b>	<b>13`0" x 9`3"</b>
<b>Bedroom</b>	<b>Main</b>	<b>16`1" x 10`9"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>8`10" x 5`5"</b>
<b>Foyer</b>	<b>Main</b>	<b>9`2" x 5`7"</b>	<b>Kitchen</b>	<b>Main</b>	<b>7`7" x 10`3"</b>
<b>Laundry</b>	<b>Main</b>	<b>6`1" x 6`1"</b>	<b>Living/Dining Room Combination</b>	<b>Main</b>	<b>18`2" x 24`7"</b>
<b>Furnace/Utility Room</b>	<b>Main</b>	<b>4`4" x 5`5"</b>			

Legal/Tax/Financial

Condo Fee:  
**\$861**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**BOR1**

Legal Desc: **0727699**

Remarks

Pub Rmks: **Welcome to Il Villaggio; one of Fort McMurray's most coveted and upscale condominium complexes with keen HIGH END FINISH through and this one offers a view unlike any other. Rarely do units like this become available! Imagine starting your day with coffee on your private patio watching the ducks in the pond, or enjoying a front-row seat to the Mac Island fireworks—all from the comfort of your own home. This END UNIT 2 BED 2 BATH is surrounded by GREENSPACE/POND and offers an UNDERGROUND HEATED PARKING SPACE. Enter the spacious foyer with large closet space, access to the main bathroom and a separate laundry room with built in cabinetry for more storage. The kitchen is absolutely stunning, total showstopper, with luxurious cabinetry extended to the ceiling and QUARTZ counter tops. The dining space flows into the living room which is adorned with gorgeous ENGINEERED HARDWOOD FLOORING, with window and patio views of the trees and pond, and a stone faced corner gas fireplace. The primary bedroom features a second gas fireplace, with 2 closets and a massive 5 piece ensuite bathroom with double sinks and a STEAM SHOWER/JACUZZI TUB unit. Opportunities to own a unit like this don't come around often—don't miss your chance to call this exceptional property home. Property sold AS IS WHERE IS, no warranties or representations. Call now for your personal tour!**

Inclusions:  
Property Listed By: **"As is where is"**  
**COLDWELL BANKER UNITED**

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















