



THE
A-TEAM

**RE/MAX
FIRST**

9919 GORDON Avenue #303, Fort McMurray T9H 5K6

MLS® #: **A2184529**

Area: **Downtown**

Listing Date: **12/27/24**

List Price: **\$149,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential Apartment**
Sub Type: **Fort McMurray**
City/Town: **2011**

Finished Floor Area

Abv Sqft: **970**
Low Sqft:
Ttl Sqft: **970**

Lot Information

Lot Sz Ar:
Lot Shape:

DOM

8
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Stall, Underground

Utilities and Features

Roof:
Heating: **Baseboard**
Sewer:
Ext Feat: **Balcony**

Construction: **Vinyl Siding**
Flooring: **Laminate**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **See Remarks**
Int Feat: **See Remarks**
Utilities:

Room Information

Room Level Dimensions
4pc Bathroom **Main**
Bedroom **Main** **10`5" x 12`0"**

Room Level Dimensions
4pc Ensuite bath **Main**
Bedroom - Primary **Main** **10`2" x 14`4"**

Legal/Tax/Financial

Condo Fee: **\$701**
Title: **Fee Simple**
Fee Freq: **Monthly**

Zoning: **SCL1**

Legal Desc: **1120510**

Remarks

Pub Rmks: **Introducing 303-9919 Gordon Ave. Located in the heart of downtown this condo is in close proximity to Syne Park and the Clearwater River, Borelis Park and the famed Mitchells Cafe. This spacious 2 bedroom, 2 bathroom unit offers in suite laundry, 1 titled underground parking stall and a private balcony. This upscale unit features hardwood flooring and granite countertops. This unit is perfect for an investor or first time homeowner. SOLD AS IS WHERE IS**

Inclusions: **SOLD AS IS WHERE IS**

Property Listed By: **RE/MAX FORT MCMURRAY**

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



