



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**8026 FRANKLIN Avenue #309, Fort McMurray T9H 5K3**

MLS® #: **A2184830**

Area: **Downtown**

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

List Price: **\$84,900**

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: **2005**

Finished Floor Area  
Abv Sqft: **621**  
Low Sqft:  
Ttl Sqft: **621**

DOM

**19**  
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: **Off Street,Stall**

Utilities and Features

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

Construction: **Metal Siding ,Wood Frame**  
Flooring: **Vinyl Plank**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Refrigerator,See Remarks,Stove(s),Washer**  
Int Feat: **See Remarks**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>4pc Bathroom</b>	<b>Main</b>		<b>Bedroom - Primary</b>	<b>Main</b>	<b>83`3" x 16`3"</b>
<b>Living Room</b>	<b>Main</b>	<b>29`1" x 83`5"</b>			

Legal/Tax/Financial

Condo Fee:  
**\$632**

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

Zoning: **FRA1**

Legal Desc:

0525107

Remarks

Pub Rmks:

**Fort McMurray meets Manhattan loft! Experience urban living in this uniquely stylish, newly renovated industrial style loft. With luxury vinyl plank flooring, fresh paint, updated plumbing and light fixtures, and chic granite countertops, this space is a vibe. Space-saving barn doors add a trendy touch to the open-concept layout. The galley style kitchen boasts upgraded cabinetry, GRANITE countertops, stainless steel appliances, a stylish backsplash, and an eat-up bar. The sleek bathroom features a subway tile backsplash, wainscoting, and an updated vanity with a striking black vessel-mounted sink. Conveniences include in suite front-loading washer and dryer and a walk through walk in closet with organizers. This loft comes fully furnished and is located across the street from Keyano College making it perfect for commuters or students. It includes one surface parking stall and the unit has it's own private balcony. Don't miss out on this trendy Fort McMurray loft that perfectly blends industrial chic with modern convenience. Schedule your viewing today!**

Inclusions:

**Fridge, stove, dishwasher, washer, dryer, all window coverings, all furnishings**

Property Listed By:

**RE/MAX FORT MCMURRAY**

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









