



THE
A-TEAM

**RE/MAX
FIRST**

8219 FRASER Avenue #305, Fort McMurray T9H 0A2

MLS® #: **A2202186** Area: **Downtown** Listing Date: **03/13/25** List Price: **\$55,900**
 Status: **Pending** County: **Wood Buffalo** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential Apartment**
 Sub Type: **Fort McMurray**
 City/Town: **Fort McMurray**
 Year Built: **2006**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **503**
 Low Sqft:
 Ttl Sqft: **503**

DOM

19
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Apartment-Single Level Unit**

Parking

Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Heated Garage,Underground**

Utilities and Features

Roof:
 Heating: **Baseboard,Natural Gas**
 Sewer:
 Ext Feat: **None**

Construction: **See Remarks**
 Flooring: **Carpet,Linoleum**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

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

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			Legal/Tax/Financial		

Condo Fee: **\$610** Title: **Fee Simple** Zoning: **PRA2**

Legal Desc: **0624962** Fee Freq: **Monthly**

Remarks

Pub Rmks: **STEAL THIS ONE! This hidden gem that goes beyond being just a cozy living space. Brace yourself for an extraordinary investment opportunity that will liberate you from the burden of renting! This one-bedroom, one-bathroom condo is your ticket to transitioning from tenant to proud homeowner. Well maintained, it emanates comfort and affordability, making it an irresistible choice for discerning buyers. Perfectly situated in the heart of Downtown, revel in the unmatched convenience, with all amenities - Keyano College, schools, shops, restaurants and the hospital within walking distance. As if that's not enough, this condo offers an underground heated parking stall and comes with all appliances, ensuring both comfort and practicality are at their finest. Don't let this unparalleled value slip through your grasp - seize the moment and call now to arrange a viewing! Why Wait? Act Today! Invest in your future and wave goodbye to renting woes. This incredibly affordable condo is your gateway to a brighter tomorrow. Don't let this golden opportunity pass you by. Call now to view this remarkable property - opportunities like this are rare! Inclusions: Fridge, Stove, Dishwasher, Stackable Washer/Dryer . Condo fee is to \$609.85. (includes heat, hot water, insurance for the complex, common area maintenance)**

Inclusions: **fridge, stove, washer/dryer**
Property Listed By: **RE/MAX Connect**

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



