



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**7901 KING Street #1316, Fort McMurray T9H 0C1**

MLS® #: **A2203100**      Area: **Downtown**      Listing Date: **03/17/25**      List Price: **\$125,000**  
 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: **2012**  
Lot Information  
 Lot Sz Ar:  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **528**  
 Low Sqft:  
 Ttl Sqft: **528**

DOM

**14**  
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:

**Parkade**

Utilities and Features

Roof:  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Courtyard**

Construction: **Concrete,Mixed**  
 Flooring: **Carpet,Laminate,Linoleum**  
 Water Source:  
 Fnd/Bsmt:

Kitchen Appl: **Central Air Conditioner,Dishwasher,Microwave,Oven,Refrigerator,Washer/Dryer Stacked**  
 Int Feat: **No Animal Home,No Smoking Home,See Remarks**  
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>13`6" x 13`11"</b>	<b>Kitchen</b>	<b>Main</b>	<b>13`8" x 7`10"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>9`3" x 18`5"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>4`11" x 8`3"</b>
<b>Laundry</b>	<b>Main</b>	<b>5`5" x 5`1"</b>			

Legal/Tax/Financial

Condo Fee: **\$372**      Title: **Fee Simple**      Zoning: **C2**  
 Fee Freq: **Monthly**

Legal Desc: **1222996**

Remarks

Pub Rmks: **3rd floor unit with Central Air conditioning and underground parking! This unit is located in a wonderful building downtown, close to all amenities and the college, perfect for foot friendly downtown living .....with quartz countertops, large island with deep cabinets, deck off the living room and in suite laundry, this unit has it all for the first time buyer, investor or just looking to get out of the rental you cannot make your own**

Inclusions: **N/A**

Property Listed By: **ALBERTA PROPERTY MANAGEMENT**

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









