



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: **Pending**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Apartment

City/Town:

Fort McMurray

Year Built:

2012

Lot Information

Finished Floor Area

Abv Sqft:

528

Low Sqft:

Ttl Sqft:

528

Lot Sz Ar:

Lot Shape:

DOM

115

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

Room

Living Room

Bedroom - Primary

Laundry

Level

Main

Main

Main

Dimensions

13`6" x 13`11"

9`3" x 18`5"

5`5" x 5`1"

Room

Kitchen

4pc Bathroom

Level

Main

Main

Dimensions

13`8" x 7`10"

4`11" x 8`3"

Legal/Tax/Financial

Condo Fee:

\$372

Title:

Fee Simple

Fee Freq:

Monthly

Zoning:

C2

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 livingwith 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







