



THE
A-TEAM

**RE/MAX
FIRST**

8219 FRASER #309, Fort McMurray T9H0A2

MLS® #: **A2212092**

Area: **Downtown**

Listing Date: **04/16/25**

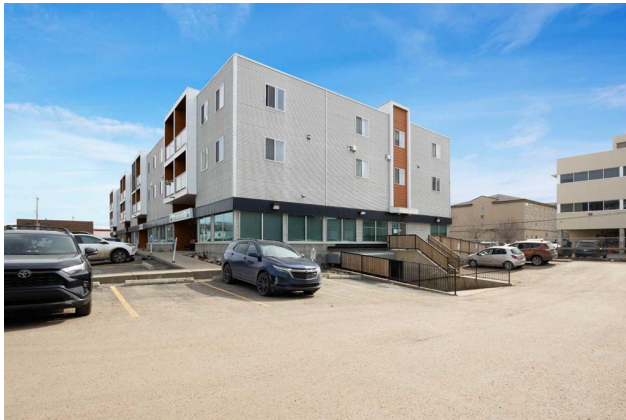
List Price: **\$89,000**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Apartment

City/Town:

Fort McMurray

Year Built:

2006

Lot Information

Finished Floor Area

Abv Sqft:

804

Low Sqft:

Ttl Sqft:

804

Lot Sz Ar:

Lot Shape:

DOM

45

Layout

Beds:

2 (2)

Baths:

2.0 (2 0)

Style:

**Apartment-Single
Level Unit**

Parking

Ttl Park:

2

Garage Sz:

Access:

Lot Feat:

Park Feat:

Additional Parking,Enclosed,Heated Garage,Owned,Parkade,Side By Side

Utilities and Features

Roof: **Asphalt/Gravel**

Heating: **Baseboard,Natural Gas**

Sewer:

Ext Feat: **Balcony**

Construction:

Wood Frame

Flooring:

Linoleum,Vinyl Plank

Water Source:

Fnd/Bsmt:

Kitchen Appl:

Electric Stove,Microwave,Refrigerator,Washer/Dryer

Int Feat:

No Animal Home,No Smoking Home

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			<u>Legal/Tax/Financial</u>		
Condo Fee:		Title:		Zoning:	
\$989		Fee Simple		PRA2	
		Fee Freq:			
		Monthly			
Legal Desc:	0624962				
Remarks					

Pub Rmks:

GREAT PRICED CONDO IN DOWNTOWN! This 805 SF 2 bedroom, 2 bathroom top floor condo comes with 2 TITLED underground, heated parking stalls #69 and #70. Located in a prime downtown location, you are just steps from shopping, amenities, parks and the River. This unit has a nice modern look with neutral colours and offers a galley kitchen with light wood cabinetry and appliances. There's a dining area and living room with access to the south facing balcony that includes a BBQ gas line hookup. Completing the unit is a large master bedroom with walk-in closet and 4 PC ensuite, a good sized second bedroom, 4 PC main bathroom, and a laundry area with room for stackable washer & dryer. Add your own personal touches and you've got a great home for a great price! Condo fees include heat and water. Don't miss this opportunity - book a viewing now!

Inclusions:

FRIDGE, STOVE , DISHWASHER, WASHER, DRYER, MICORWAVE

Property Listed By:

RE/MAX Connect

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



