



THE
A-TEAM

**RE/MAX
FIRST**

10218 KING Street #402, Fort McMurray T9H 1X9

MLS® #: **A2214708**

Area: **Downtown**

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

List Price: **\$215,000**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Apartment

City/Town:

Fort McMurray

Year Built:

2014

Lot Information

Finished Floor Area

Abv Sqft:

922

Low Sqft:

Ttl Sqft:

922

Lot Sz Ar:

Lot Shape:

DOM

34

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:

Side By Side,Stall,Titled,Underground

Utilities and Features

Roof:

Heating: **Central**

Sewer:

Ext Feat: **Balcony**

Construction:

Mixed

Flooring:

Laminate,Tile,Vinyl Plank

Water Source:

Fnd/Bsmt:

Kitchen Appl:

Built-In Oven,Dishwasher,Induction Cooktop,Microwave,Refrigerator,Washer/Dryer,Window Coverings

Int Feat:

Granite Counters,Kitchen Island,No Smoking Home,Open Floorplan,Storage,Vinyl Windows

Utilities:

Room Information

Room

Level

Dimensions

Room

Level

Dimensions

Legal/Tax/Financial

Condo Fee:

\$630

Title:

Fee Simple

Fee Freq:

Monthly

Zoning:

PRA2

Legal Desc:

1423988

Remarks

Pub Rmks:

Welcome to 402-10218 King Street, a top-floor luxury condo perfectly positioned just steps from some of downtown's favourite local spots, including Avenue Coffee and Cedars Restaurant. With incredible river views and a thoughtfully designed open and spacious layout, this fourth-floor unit offers the perfect blend of comfort, style, and convenience. This impeccably maintained unit features a modern kitchen with granite counters, built-in oven, microwave, hood fan, and an induction cooktop, as well as a custom-built island table that adds both beauty and functionality. The open-concept layout is bright and inviting, offering great flow into the living space and out onto your private covered balcony where you can enjoy scenic river views. The primary bedroom features a built-in wardrobe system and a luxurious ensuite complete with heated floors, a double vanity and a steam shower—ideal for unwinding at the end of the day. Both bedrooms are finished with brand-new luxury vinyl plank flooring installed in 2024, adding a fresh and contemporary touch. Another bedroom and four piece bathroom are found on the other side of the unit providing space and privacy when needed. Additional highlights include central air conditioning, two titled side-by-side parking stalls, and condo fees of \$634/month which cover water, sewage, heat, garbage, and even cable. Whether you're looking for a sophisticated space with walkability, views, and high-end features, or a low-maintenance home in the heart of it all, this condo delivers. Schedule your private tour today.

Inclusions:

N/A

Property Listed By:

The Agency North Central Alberta

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









