



THE
A-TEAM

**RE/MAX
FIRST**

7901 KING Street #2205, Fort McMurray T9H 0C1

MLS® #: **A2216174**

Area: **Downtown**

Listing Date: **04/28/25**

List Price: **\$174,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential
Apartment**
Sub Type: **Fort McMurray**
City/Town: **2012**
Year Built:

Finished Floor Area

Abv Sqft: **948**

Low Sqft:

Ttl Sqft: **948**

Lot Information

Lot Sz Ar:

Lot Shape:

DOM

5

Layout

Beds: **2 (2)**

Baths: **2.0 (2 0)**

Style: **Apartment-Single
Level Unit**

Access:

Lot Feat:

Park Feat: **Parkade,Stall,Underground**

Parking

Ttl Park: **1**

Garage Sz:

Utilities and Features

Roof:

Heating: **Boiler**

Sewer:

Ext Feat: **Balcony,Courtyard,Lighting**

Construction:

Concrete

Flooring:

Carpet,Ceramic Tile,Laminate

Water Source:

Fnd/Bsmt:

Kitchen Appl:

Other

Int Feat:

Granite Counters,Kitchen Island,Open Floorplan,Storage,Vinyl Windows

Utilities:

Room Information

Room

Level

Dimensions

Room

Level

Dimensions

Legal/Tax/Financial

Condo Fee:

\$664

Title:

Fee Simple

Fee Freq:

Monthly

Zoning:

C2

Legal Desc:

1222996

Remarks

Pub Rmks: **Stylish and Modern 2-bedroom, 2-bathroom corner unit perfectly located in the heart of downtown. This move in ready unit checks all the boxes: underground parking, high end finishes, well managed building, centrally located and an appealing open-concept layout with large windows to soak in the natural lighting. The kitchen stands out with its two-toned cabinetry, granite countertops, glass tile backsplash, and kitchen island for extra counter space! Easy access to the spacious deck from the expansive living room living room! Both bedrooms have been well positioned on opposite sides of the unit for added privacy, each with its own 4pc bathroom. Call to book your viewing today!**

Inclusions: **As Is Where Is as per Schedule A**

Property Listed By: **EXP REALTY**

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





