



THE
A-TEAM

**RE/MAX
FIRST**

9918 GORDON Avenue #106, Fort McMurray T9H 5L1

MLS® #: **A2222224**

Area: **Downtown**

Listing Date: **05/16/25**

List Price: **\$175,000**

Status: **Pending**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Apartment

City/Town:

Fort McMurray

Year Built:

2001

Lot Information

Lot Sz Ar:

Lot Shape:

Finished Floor Area

Abv Sqft:

1,110

Low Sqft:

Ttl Sqft:

1,110

DOM

53

Layout

Beds:

2 (2)

Baths:

2.0 (2 0)

Style:

**Apartment-Multi
Level Unit**

Parking

Ttl Park:

1

Garage Sz:

Access:

Lot Feat:

Park Feat:

Off Street, Parkade

Utilities and Features

Roof:

Heating: **Boiler, Fireplace(s)**

Sewer:

Ext Feat: **Balcony**

Construction:

None

Flooring:

Carpet, Ceramic Tile, Laminate

Water Source:

Fnd/Bsmt:

Kitchen Appl:

Dishwasher, Refrigerator, Stove(s), Washer/Dryer

Int Feat:

High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Storage, Walk-In Closet(s)

Utilities:

Room Information

Room

Level

Dimensions

Room

Level

Dimensions

Legal/Tax/Financial

Condo Fee:

\$703

Title:

Fee Simple

Fee Freq:

Monthly

Zoning:

CBD1

Legal Desc:

0122055

Remarks

Pub Rmks:

Welcome to Royal Village, one of Fort McMurray's most sought-after condominium communities, where style, comfort, and convenience blend seamlessly. This beautifully maintained ground-floor unit offers more than 1,000 square feet of thoughtfully designed living space, featuring 2 spacious bedrooms, 2 full bathrooms, and a layout that's both functional and inviting. As you step inside, you're welcomed by a bright open-concept floor plan that creates an easy flow between the living, dining, and kitchen areas—perfect for entertaining or simply enjoying your everyday routines. The living room is anchored by a charming fireplace, creating a cozy ambiance on cooler evenings, while a wall-mounted cooling unit keeps the space comfortable during the summer months. The kitchen is both beautiful and practical, with plenty of counter space, modern cabinetry, and a seamless connection to the dining area. Whether you're cooking for one or hosting guests, this kitchen is sure to impress. Both bedrooms are generously sized, with large windows that let in natural light and offer plenty of room for oversized furniture. The primary suite includes a private ensuite bathroom, while the second bathroom is conveniently located near the second bedroom and main living area. Step out onto your private balcony—perfect for enjoying your morning coffee or a quiet evening—while appreciating the ease and safety of secure, ground-level living. For added convenience, this unit includes in-suite laundry, making daily chores a breeze. You'll also appreciate the underground parking stall, ideal for keeping your vehicle warm and protected during Fort McMurray's cold winters. The building itself is secure, well-managed, and located in a prime downtown area, offering peace of mind and a true sense of community. Enjoy being just minutes away from the beautiful Snye waterfront, where you'll find scenic trails along the river, seasonal events, and recreational activities right at your doorstep. Plus, you're within easy walking distance to grocery stores, restaurants, cafes, shopping, and all of Fort McMurray's downtown amenities. Whether you're a first-time buyer, downsizing, or investing, this condo offers the perfect combination of comfort, security, and an unbeatable location. Don't miss your opportunity to own in Royal Village - where convenience meets elegance in the heart of downtown.

Inclusions:

N/A

Property Listed By:

RE/MAX Connect

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







