

308, 8219 Fraser Avenue  
Fort McMurray, Alberta

MLS # A2267041



## \$79,900

|                  |                                         |               |                   |
|------------------|-----------------------------------------|---------------|-------------------|
| <b>Division:</b> | Downtown                                |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories)      |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit             |               |                   |
| <b>Size:</b>     | 791 sq.ft.                              | <b>Age:</b>   | 2006 (19 yrs old) |
| <b>Beds:</b>     | 2                                       | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Off Street, Parkade, Stall, Underground |               |                   |
| <b>Lot Size:</b> | -                                       |               |                   |
| <b>Lot Feat:</b> | -                                       |               |                   |

|                    |                  |                   |        |
|--------------------|------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard        | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Linoleum | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                | <b>Condo Fee:</b> | \$ 904 |
| <b>Basement:</b>   | -                | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Vinyl Siding     | <b>Zoning:</b>    | PRA2   |
| <b>Foundation:</b> | -                | <b>Utilities:</b> | -      |
| <b>Features:</b>   | See Remarks      |                   |        |

**Inclusions:** Fridge, stove, dishwasher, washer, dryer, all window coverings

TOP FLOOR! 2 UNDER GROUND PARKING STALLS! Welcome to the King Street Apartments. Located downtown this condo complex is only a hop skip and jump from Keyano College and the Clearwater River. This top floor unit has partial river valley views from the balcony and features 2 bedrooms, 2 full bathroom, in-suite laundry and new carpet and fresh paint throughout. This unit is bright, clean as a whistle and ready for new owners. Best of all this unit comes with 2 TITLED UNDER GROUND PARKING STALLS (#42, 41). Conveniently located downtown close to restaurants, amenities and offers quick access to the bridge and highway 63. Condo fees reduced as of Nov 1st and include heat, water, sewer, building insurance, reserve fund contributions, professional management and exterior maintenance. Available immediately!