

203, 9918 Gordon Avenue  
Fort McMurray, Alberta

MLS # A2271160



# \$239,888

<b>Division:</b>	Downtown		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,171 sq.ft.	<b>Age:</b>	2001 (24 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Garage Door Opener, Heated Garage, Insulated, Parkade, Secured, Undergr		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 774
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	CBD1
<b>Foundation:</b>	None	<b>Utilities:</b>	Cable Connected, Natural Gas Connected, Garbage C

**Features:** Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, See Remarks, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Side by side fridge/freezer, OTR microwave, stove, dishwasher, beverage cooler, washer, dryer, a/c unit, 203 parking stall, all window coverings, master t.v., t.v. in 2nd bedroom

LUXURY REDefined ON THIS EXTENSIVELY RENOVATED 2-BEDROOM 2-BATH CONDO IN ROYAL VILLAGE. Welcome to a one-of-a-kind living experience in Royal Village, one of Fort McMurray's premier, secure, and well-managed condo buildings. This stunning, extensively renovated corner unit redefines luxury and sophisticated downtown living. Every detail has been meticulously upgraded, starting with gorgeous luxury vinyl plank flooring and crown mouldings throughout the open-concept living space. The breathtaking, two-toned chef's kitchen features custom ivory and charcoal cabinetry, granite countertops, tiled backsplash, under-counter lighting, and a unique imported glass raised breakfast bar. The extension of this chef's dream kitchen adds a side-by-side fridge freezer, built-in coffee bar with a beverage cooler, and a floor-to-ceiling wine rack. The spacious great room is bathed in light from surrounding windows and features a cozy gas fireplace, while the dining area opens via garden doors to your private, covered balcony. The primary suite is a true oasis with a spa-like ensuite featuring gold and black accents, a free-standing tub, a walk-in tiled shower, double sinks, and custom built-in double closets. Another unique feature of this bedroom is a remote-controlled drop-down flat-screen TV, which adds a touch of modern luxury. The second bedroom also boasts a renovated ensuite bathroom with double sinks and a stand-up shower, plus a walk-in closet with built-ins and direct access to the full bathroom. The home is complete with in-suite laundry. Additional upgrades include central A/C, all new light fixtures, redone flat ceilings with pot lighting, and crown mouldings. Enjoy peace of mind with heat and water included in condo fees, an underground heated parking stall, and a location next to the scenic River Valley. This exclusive

property is truly unique. Call today for your private tour and prepare to be impressed!