

1221, 7901 King Street  
Fort McMurray, Alberta

MLS # A2279923



**\$169,900**

<b>Division:</b>	Downtown	
<b>Type:</b>	Residential/Low Rise (2-4 stories)	
<b>Style:</b>	Apartment-Single Level Unit	
<b>Size:</b>	811 sq.ft.	<b>Age:</b> 2012 (14 yrs old)
<b>Beds:</b>	2	<b>Baths:</b> 2
<b>Garage:</b>	Underground	
<b>Lot Size:</b>	-	
<b>Lot Feat:</b>	-	

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 717
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame, Wood Siding	<b>Zoning:</b>	C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island		
<b>Inclusions:</b>	Fridge, Stove, Dishwasher, Washer, Dryer, Microwave, A/C		

Beautiful Executive Corner Unit in the Heart of Downtown Welcome to Hangingstone Landing, a prestigious downtown residence offering an exceptional executive-style second-floor corner unit with enhanced privacy and a desirable south-facing balcony. This well-appointed 811 sq. ft. open-concept condominium features two bedrooms and two bathrooms, thoughtfully designed to maximize comfort and functionality. The bright, modern kitchen is equipped with laminate flooring, crisp white cabinetry, granite countertops, and a convenient eat-up breakfast bar, complemented by ample cabinet and counter space. The home also features stainless steel appliances, including a refrigerator, stove, microwave, washer, and dryer, along with a stylish grey subway tile backsplash. Both bedrooms are generously sized and offer plush carpet flooring and large windows that allow for abundant natural light. The primary suite includes a walk-through closet and a four-piece ensuite bathroom with a tub/shower combination. The secondary bedroom is directly connected to an additional three-piece bathroom, which also features a secondary entrance from the main living area&mdash;providing added convenience for guests or family. The main living area is highlighted by laminate flooring, central air conditioning, and expansive windows, with direct access to a balcony, ideal for relaxing or entertaining. Additional features include one titled underground parking stall. Residents of The Hangingstone Landing enjoy access to premium amenities, including a fully equipped fitness room. Condo fees conveniently cover water, heat, garbage, exterior insurance, and reserve fund contributions. This exceptional corner unit offers refined urban living in a highly desirable downtown location.