309, 8219 Fraser
Fort McMurray, Alberta

MLS # A2212092
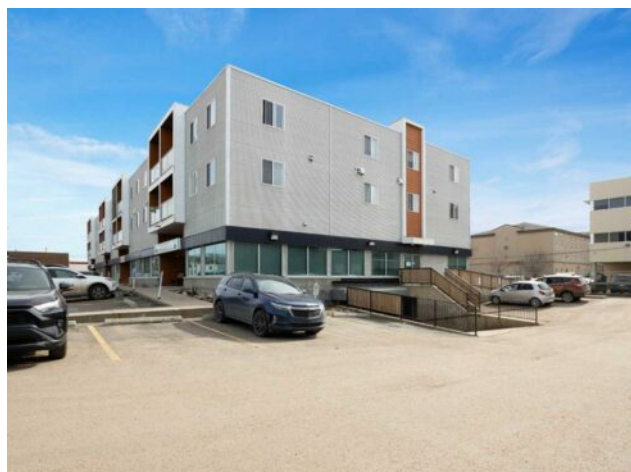
$89,000

Division:	Downtown
Type:	Residential/Low Rise (2-4 stories)
Style:	Apartment-Single Level Unit

Size:	804 sq.ft.	**Age:**	2006 (19 yrs old)
Beds:	2	**Baths:**	2

Garage:	Additional Parking, Enclosed, Heated Garage, Owned, Parkade, Side By Side
Lot Size:	-
Lot Feat:	-

Heating:	Baseboard, Natural Gas	**Water:**	-
Floors:	Linoleum, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt/Gravel	**Condo Fee:**	$ 989
Basement:	-	**LLD:**	-
Exterior:	Wood Frame	**Zoning:**	PRA2
Foundation:	-	**Utilities:**	-
Features:	No Animal Home, No Smoking Home		

Inclusions: FRIDGE, STOVE , DISHWASHER, WASHER, DRYER, MICORWAVE

GREAT PRICED CONDO IN DOWNTOWN! This 805 SF 2 bedroom, 2 bathroom top floor condo comes with 2 TITLED underground, heated parking stalls #69 and #70. Located in a prime downtown location, you are just steps from shopping, amenities, parks and the River. This unit has a nice modern look with neutral colours and offers a galley kitchen with light wood cabinetry and appliances. There's a dining area and living room with access to the south facing balcony that includes a BBQ gas line hookup. Completing the unit is a large master bedroom with walk-in closet and 4 PC ensuite, a good sized second bedroom, 4 PC main bathroom, and a laundry area with room for stackable washer & dryer. Add your own personal touches and you've got a great home for a great price! Condo fees include heat and water. Don't miss this opportunity - book a viewing now!