



**GRASSROOTS**  
REALTY GROUP

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1102, 7901 King Street  
Fort McMurray, Alberta

MLS # A2238695



**\$145,000**

Division:	Downtown		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	720 sq.ft.	Age:	2012 (13 yrs old)
Beds:	1	Baths:	2
Garage:	Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	Public
Floors:	Carpet, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt	Condo Fee:	\$ 510
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	C2
Foundation:	-	Utilities:	Cable Connected, Electricity Connected, Garbage Col
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

**Inclusions:** Fridge, stove, dishwasher, washer, dryer, heated underground parking stall #221(titled), central a/c, over the range microwave

MODERN, STYLISH AND AFFORDABLE ONE BEDROOM PLUS DEN, WITH 2 FULL BATHROOMS AND TITLED UNDERGROUND PARKING, QUARTZ COUNTER TOPS, CENTRAL A/C, LARGE PATIO TO AN OPEN COURTYARD. This is an excellent opportunity for those wanting to be close to Keyano College and want quick access to the River Valley, trails, Clearwater River, and downtown core. Situated on the Southwest side of the city, which is the most desirable area of the Dnncore, in a beautifully maintained, managed and secure building. This unit is particularly special as a ground floor unit that faces the large courtyard. This is the perfect unit for those with pets to have easy access to the outdoors. Your unit offers a gated patio area that is open to the large courtyard to entertain and watch your children play and have a picnic. Inside of this move-in-ready condo, you have a large entryway that leads to a great living area that includes a spacious kitchen with a large island, two-tone cabinets, white uppers and stylish wood tone lowers. Plus you have quartz countertops, tiles backsplash, eat- up breakfast bar, and stainless steel appliances. The living room offers a great space and those garden doors leading to your patio. This perfect condo continues with a large bedroom with spacious closet and full ensuite large windows giving you tons of natural light. In addition, you have a large den that could be used as a second bedroom or front office. Just off the den is the second full bathroom. This modern and functional condo is complete with in-suite laundry and storage room. To complete this excellent buy you have a heated underground parking stall, can come with the furnishings in the unit and you have on-site gym for property owners. This building offers reasonable condo fees that include water, sewer, garbage, insurance and common area

maintenance. Call today for your personal tour of this move-in-ready and turnkey home.