



GRASSROOTS
REALTY GROUP

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**402, 8106 Fraser Avenue
Fort McMurray, Alberta**

MLS # A2244599



\$195,000

Division:	Downtown		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	745 sq.ft.	Age:	2016 (9 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Heated Garage, Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 485
Basement:	-	LLD:	-
Exterior:	Stucco, Vinyl Siding	Zoning:	PRA2
Foundation:	-	Utilities:	-

Features: Built-in Features, Closet Organizers, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: FURNITURE NEGOTIABLE, FOB KEY X2, UNIT KEY X2, BUILDING KEY X2.

Welcome to 402-8106 Fraser Avenue: This modern 2 bed 2 bath top-floor corner unit offers the perfect blend of style, function, and low-maintenance living in a highly walkable and convenient downtown location. With thoughtful upgrades throughout by California Closets, views of the Athabasca River, and the comfort of air conditioning, this home is ideal for anyone seeking a turnkey space with urban appeal. Enjoy the convenience of local shops and visitor parking at your doorstep, along with the added benefit of quiet underground parking with a secluded back entrance. This private parkade with side street access is both gated and heated, allowing owners to park privately and securely in year-round comfort and convenience. Take the elevator straight to the top floor, where this unit is quietly tucked away at the end of the hall with only one neighbouring suite. Inside, custom touches begin the moment you enter: a built-in bench with mirror, shoe storage and a floating drawer create a functional and stylish entry. The entire suite is finished in luxury vinyl plank flooring, and the laundry and storage area—hidden behind a sliding barn door—has been upgraded with pull-out organizers and extra cabinetry. The bright, open living space features a well-appointed kitchen with stainless steel appliances, a tile backsplash, and a Culligan water filtration system installed under the sink. The living area is anchored by a sleek pendant light and custom built-ins for the entertainment area that mirror the entryway's design, all expertly installed by California Closets to tie the space together. The primary bedroom offers more customized storage, with slide-outs and drawers built into the closet, plus a stylish four-piece ensuite complete with a floating vanity and upgraded storage solutions. The second bedroom enjoys two windows that frame peaceful river views,

a generous custom closet, and easy access to the second four-piece bathroom with matching modern finishes. Step outside onto the covered balcony with Duradeck finishing—designed for low-maintenance enjoyment—and take in the quiet surroundings and scenic views or watch the northern lights at night right above your building. This professionally managed building is newer and well maintained, with low condo fees that include water, sewer, garbage collection, and exterior insurance. A rare top-floor corner unit offering with elevated design and a premium location—schedule your private tour today.