



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

411, 9918 Gordon Avenue  
Fort McMurray, Alberta

MLS # A2248402



**\$140,000**

Division:	Downtown		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,023 sq.ft.	Age:	2001 (24 yrs old)
Beds:	2	Baths:	2
Garage:	Enclosed, Garage Door Opener, Heated Garage, Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 640
Basement:	-	LLD:	-
Exterior:	Concrete, Mixed	Zoning:	CBD1
Foundation:	-	Utilities:	-
Features:	Closet Organizers, No Animal Home, No Smoking Home, Pantry, See Remarks		

Inclusions: N/A

Top Floor unit in a wonderful safe building downtown .....with 2 bedrooms and 2 full bathroom so both units have an ensuite, the open-concept living space is flooded with natural light, the spacious living room seamlessly flows into great kitchen with pantry. The primary bedroom is a lovely size and complete with an ensuite and the second room is versatile, ideal for guests, a home office, or a second bedroom. Perfect for those who value comfort, and a prime location, this top-floor condo is a true gem.