



GRASSROOTS
REALTY GROUP

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304, 8026 Franklin Avenue
Fort McMurray, Alberta

MLS # A2259022



\$89,900

Division:	Downtown		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Loft/Bachelor/Studio		
Size:	645 sq.ft.	Age:	2005 (20 yrs old)
Beds:	-	Baths:	1
Garage:	Off Street, Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 729
Basement:	-	LLD:	-
Exterior:	Metal Siding , Wood Frame	Zoning:	FRA1
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge, stove, dishwasher, washer, dryer, all window coverings, portable ac, all furnishings

Fort McMurray meets Manhattan loft! Experience urban living in this second floor, uniquely stylish, newly renovated industrial style loft. With luxury vinyl plank flooring, fresh paint, updated plumbing and light fixtures, and chic granite countertops, this space is a vibe. The galley style kitchen boasts rich cabinetry, GRANITE countertops, stainless steel appliances, a stylish backsplash, and an eat-up bar. The sleek bathroom features a subway tile backsplash and an updated vanity with a striking black vessel-mounted sink. Conveniences include in suite front-loading washer and dryer and a walk through walk in closet. This loft comes fully furnished right down to the bedding and forks and knives and is located across the street from Keyano College making it perfect for commuters or students. It includes one UNDERGROUND parking stall and the unit has it's own private balcony. Don't miss out on this trendy Fort McMurray loft that perfectly blends industrial chic with modern convenience. Schedule your viewing today!