



**GRASSROOTS**  
REALTY GROUP

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212, 8026 Franklin Avenue  
Fort McMurray, Alberta

MLS # A2276998



**\$97,000**

Division:	Downtown		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	738 sq.ft.	Age:	2005 (21 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Radiant	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 812
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	FRA1
Foundation:	-	Utilities:	-
Features:	Laminate Counters		

**Inclusions:** SOLD AS IS WHERE IS

Bachelor suite located near Keyano College and downtown amenities. This unit features a functional open-concept layout with 1 full bathroom, in-suite laundry, and 1 above-ground parking stall (Stall #212) and 1 underground stall as well . Convenient access to shopping, transit, and schools makes this a great option for investors or buyers looking to create their own space. Property is being sold as is, where is. An affordable opportunity in a central location.