



GRASSROOTS
REALTY GROUP

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

**214, 8219 Fraser Avenue
Fort McMurray, Alberta**

MLS # A2278977



\$69,900

Division:	Downtown		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	755 sq.ft.	Age:	2006 (20 yrs old)
Beds:	2	Baths:	2
Garage:	Off Street, Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 774
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	PRA2
Foundation:	-	Utilities:	-
Features:	See Remarks, Walk-In Closet(s)		

Inclusions: Fridge, Stove, Dishwasher, Washer/Dryer

Fresh updates and a functional layout come together in this move-in-ready 2 bedroom, 2 bathroom apartment, ideally situated in downtown Fort McMurray. This unit includes one titled underground parking stall and is located in a secure building with fob entry. Walk-through galley-style kitchen connects seamlessly to the living space, complemented by in-suite laundry and a good-sized balcony. The primary bedroom includes a walk-in closet and private ensuite with tub/shower, while a second bedroom and full bathroom is located off the main living area. New vinyl plank flooring and fresh paint have been completed throughout, and the unit has not been occupied since the updates, providing a clean and modern feel. Ideally situated Downtown near the River Station District, Heritage Shipyard, Snye River, nearby schools including Keyano College, and downtown shopping, this location offers excellent everyday convenience.