



GRASSROOTS
REALTY GROUP

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1221, 7901 King Street
Fort McMurray, Alberta

MLS # A2279923



\$169,900

Division:	Downtown		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	811 sq.ft.	Age:	2012 (14 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 717
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame, Wood Siding	Zoning:	C2
Foundation:	-	Utilities:	-
Features:	Granite Counters, Kitchen Island		

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, Microwave, A/C

Beautiful Executive Corner Unit in the Heart of Downtown Welcome to Hangingstone Landing, a prestigious downtown residence offering an exceptional executive-style second-floor corner unit with enhanced privacy and a desirable south-facing balcony. This well-appointed 811 sq. ft. open-concept condominium features two bedrooms and two bathrooms, thoughtfully designed to maximize comfort and functionality. The bright, modern kitchen is equipped with laminate flooring, crisp white cabinetry, granite countertops, and a convenient eat-up breakfast bar, complemented by ample cabinet and counter space. The home also features stainless steel appliances, including a refrigerator, stove, microwave, washer, and dryer, along with a stylish grey subway tile backsplash. Both bedrooms are generously sized and offer plush carpet flooring and large windows that allow for abundant natural light. The primary suite includes a walk-through closet and a four-piece ensuite bathroom with a tub/shower combination. The secondary bedroom is directly connected to an additional three-piece bathroom, which also features a secondary entrance from the main living area—providing added convenience for guests or family. The main living area is highlighted by laminate flooring, central air conditioning, and expansive windows, with direct access to a balcony, ideal for relaxing or entertaining. Additional features include one titled underground parking stall. Residents of The Hangingstone Landing enjoy access to premium amenities, including a fully equipped fitness room. Condo fees conveniently cover water, heat, garbage, exterior insurance, and reserve fund contributions. This exceptional corner unit offers refined urban living in a highly desirable downtown location.

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