



GRASSROOTS
REALTY GROUP

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

**402, 8106 Fraser Avenue
Fort McMurray, Alberta**

MLS # A2280290



\$154,900

Division:	Downtown		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	745 sq.ft.	Age:	2016 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Heated Garage, Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 485
Basement:	-	LLD:	-
Exterior:	Stucco, Vinyl Siding	Zoning:	PRA2
Foundation:	-	Utilities:	-

Features: Built-in Features, Closet Organizers, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: FURNITURE NEGOTIABLE, FOB KEY X2, UNIT KEY X2, BUILDING KEY X2.

Welcome to 402-8106 Fraser Avenue is a bright 2-bed + den, 2-bath top-floor corner condo located in one of Fort McMurray's newer downtown buildings (built in 2016). This unit offers excellent natural light, added privacy with only one shared wall, and move-in-ready comfort. The home combines strong finishes with smart value pricing, a rare mix in today's market. The top-floor corner location provides increased privacy and light compared to older downtown condos, while the newer construction offers a more modern living experience. The layout is smart and efficient, making excellent use of space throughout. Professional California Closets custom built-ins are featured in the entryway, bedroom closets, laundry area, and living space, creating organized, clutter-free living. The functional kitchen includes stainless steel appliances, and the unit also offers in-suite laundry with additional storage. Enjoy a covered balcony with a river outlook, plus the convenience of heated underground parking with a dedicated stall. The building is ideally located within walking distance to shops, a gym, bakery, restaurants, and river trails. Low condo fees help keep monthly ownership costs predictable and affordable. This home is well suited for newcomers to Fort McMurray, first-time buyers, or shift workers looking for a clean, modern, low-maintenance downtown home base.