



**GRASSROOTS**  
REALTY GROUP

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

**103, 9918 Gordon Avenue  
Fort McMurray, Alberta**

**MLS # A2282097**



**\$249,900**

<b>Division:</b>	Downtown		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Penthouse		
<b>Size:</b>	1,205 sq.ft.	<b>Age:</b>	2001 (25 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 745
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Concrete, Wood Frame	<b>Zoning:</b>	CBD1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Chandelier, Elevator, High Ceilings, Jetted Tub, Laminate Counters, No Animal Home, No Smoking Home, Vinyl Windows		

**Inclusions:** Fridge , stove , dishwahr , washer , dryer, central vac , window covering

Affectionately nicknamed "The Castle" , the Royal Village is the grande dame of condominiums in Fort McMurray. Located steps from Snye Point park and Haxton pond, this garden unit penthouse has everything one could dream of in a home. Entering this corner unit you are greeted by a large front entrance and the vastness of just how large these condos are. There's ceramic tiles and new hardwood flooring. Open concept kitchen features a sit up peninsula, stainless steel appliances and real wood custom cabinetry. Large dining area with patio doors to deck, massive turret living room with a stone fireplace, 5 windows and a cutout to the den which could also be used as a breakfast nook. The primary suite will make you think you are in your own private honeymoon hotel suite. Room for a king size bed and dresser, your eyes can't help notice the 2 person jetted tub in the middle of the room. There's also a large closet with mirrored doors, spacious dressing area, stand up shower and a private room for the lavatory. The 2ed bedroom is large with 2 closets and access to the main 3 pce bath though a pocket door. There is also a laundry room with a stackable washer/dryer and central vac. Ten foot ceilings with crown moldings, in floor heat and double drywall for sound make these a truly unique condo living experience. This unit is owned by the original owners and is not uncommon to meet people who have lived in the Royal Village for 10-15 and 20 years. If you're young and want to impress, if you're downsizing from a large home and don't want to loose the grandeur or if you just like to be truly comfortable, this unit will not disappoint. Close to biking and walking trails, steps to Mac island and golf, shopping and nightlife.

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