412, 9918 Gordon Avenue
Fort McMurray, Alberta

MLS # A2291219

$161,900

Division:	Downtown
Type:	Residential/Low Rise (2-4 stories)
Style:	Apartment-Single Level Unit
Size:	1,144 sq.ft. **Age:** 2001 (25 yrs old)
Beds:	2 **Baths:** 2
Garage:	Underground
Lot Size:	-
Lot Feat:	-

Heating:	Hot Water	**Water:**	-
Floors:	Carpet, Tile	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	$ 637
Basement:	-	**LLD:**	-
Exterior:	Concrete, Wood Frame	**Zoning:**	CBD1
Foundation:	-	**Utilities:**	-
Features:	Bidet, Elevator, Open Floorplan		

Inclusions:	Furniture

Welcome to the beautiful Royal Village, where comfort and convenience meet. Located just a few steps away from the Snye Park and a few minutes drive from stores, restaurants and many more amenities, this property could be the place you call home. This unit is located on the TOP FLOOR, so you don't need to worry about hearing any steps above you, and it offers 2 bedroom, 2 bathrooms, IN-FLOOR HEATING, a spacious living room with a corner fireplace, a wall A/C unit, laundry in unit and private balcony. Also, Have you ever seen the underground parking in this condominium complex? The ceiling is tall enough you don't need to worry about your tall truck being scratched by it. The furniture is also included if you wish to keep it, so you can come with just your suitcase! People who own a unit in this condo usually keep it for a very long time, so this is a rare find! Don't miss the opportunity to make this one YOURS! Book an appointment today.