



**202, 9918 Gordon Avenue
Fort McMurray, Alberta**

MLS # A2304086



\$175,000

Division:	Downtown		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	992 sq.ft.	Age:	2001 (25 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler, In Floor	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 633
Basement:	-	LLD:	-
Exterior:	Unknown	Zoning:	CBD1
Foundation:	-	Utilities:	-
Features:	Central Vacuum, Closet Organizers, No Smoking Home, Open Floorplan, Pantry, Soaking Tub		

Inclusions: Furniture Negotiable.

Welcome to #202 – 9918 Gordon Avenue, a beautifully refreshed 2-bedroom, 2-bathroom condo offering comfort, functionality, and a truly low-maintenance lifestyle. This second-floor unit has just been fully repainted in soft, neutral tones and professionally cleaned, creating a bright and inviting space that is completely move-in ready. The open-concept layout features a spacious living room with a cozy corner gas fireplace and direct access to your private balcony, perfect for relaxing or enjoying summer evenings. The kitchen is both practical and stylish, offering ample cabinetry, a pantry, and a full appliance package, all complemented by durable ceramic tile flooring. Whether you are cooking for yourself or hosting guests, the layout flows seamlessly into the dining and living areas. One of the standout features of this home is the dual primary bedroom design. Each bedroom is generously sized and comes complete with its own full ensuite bathroom, making it ideal for roommates, guests, or anyone looking for added privacy and convenience. Additional highlights include in-floor heating for year-round comfort, air conditioning for warmer months, in-suite laundry, a natural gas BBQ hookup, and secure assigned underground parking. Located in a quiet, well-maintained building just steps from parks, scenic walking trails, the river valley, restaurants, and all essential amenities, this condo offers the perfect balance of lifestyle and location. Whether you are a first-time buyer, downsizer, or investor, this is a fantastic opportunity to own a turn-key property in a desirable area. Schedule your private showing today and see it for yourself.