

**106, 9918 Gordon Avenue
Fort McMurray, Alberta****MLS # A2222224****\$175,000**

Division:	Downtown		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	1,111 sq.ft.	Age:	2001 (24 yrs old)
Beds:	2	Baths:	2
Garage:	Off Street, Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler, Fireplace(s)	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 703
Basement:	-	LLD:	-
Exterior:	None	Zoning:	CBD1
Foundation:	-	Utilities:	-
Features:	High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Storage, Walk-In Closet(s)		

Inclusions: N/A

Welcome to Royal Village, one of Fort McMurray's most sought-after condominium communities, where style, comfort, and convenience blend seamlessly. This beautifully maintained ground-floor unit offers more than 1,000 square feet of thoughtfully designed living space, featuring 2 spacious bedrooms, 2 full bathrooms, and a layout that's both functional and inviting. As you step inside, you're welcomed by a bright open-concept floor plan that creates an easy flow between the living, dining, and kitchen areas—perfect for entertaining or simply enjoying your everyday routines. The living room is anchored by a charming fireplace, creating a cozy ambiance on cooler evenings, while a wall-mounted cooling unit keeps the space comfortable during the summer months. The kitchen is both beautiful and practical, with plenty of counter space, modern cabinetry, and a seamless connection to the dining area. Whether you're cooking for one or hosting guests, this kitchen is sure to impress. Both bedrooms are generously sized, with large windows that let in natural light and offer plenty of room for oversized furniture. The primary suite includes a private ensuite bathroom, while the second bathroom is conveniently located near the second bedroom and main living area. Step out onto your private balcony—perfect for enjoying your morning coffee or a quiet evening—while appreciating the ease and safety of secure, ground-level living. For added convenience, this unit includes in-suite laundry, making daily chores a breeze. You'll also appreciate the underground parking stall, ideal for keeping your vehicle warm and protected during Fort McMurray's cold winters. The building itself is secure, well-managed, and located in a prime downtown area, offering peace of mind and a true sense of community. Enjoy being

just minutes away from the beautiful Snye waterfront, where you'll find scenic trails along the river, seasonal events, and recreational activities right at your doorstep. Plus, you're within easy walking distance to grocery stores, restaurants, cafes, shopping, and all of Fort McMurray's downtown amenities. Whether you're a first-time buyer, downsizing, or investing, this condo offers the perfect combination of comfort, security, and an unbeatable location. Don't miss your opportunity to own in Royal Village — where convenience meets elegance in the heart of downtown.