

**RE/MAX**  
GRANDE PRAIRIE



780-978-5674  
joshuaboyne@hotmail.com

212, 8026 Franklin Avenue  
Fort McMurray, Alberta

MLS # A2276998



**\$97,000**

**Division:** Downtown

**Type:** Residential/Low Rise (2-4 stories)

**Style:** Apartment-Single Level Unit

**Size:** 738 sq.ft. **Age:** 2005 (21 yrs old)

**Beds:** 1 **Baths:** 1

**Garage:** Stall

**Lot Size:** -

**Lot Feat:** -

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 812

**LLD:** -

**Zoning:** FRA1

**Utilities:** -

**Heating:** Radiant  
**Floors:** Laminate  
**Roof:** -  
**Basement:** -  
**Exterior:** Wood Frame  
**Foundation:** -  
**Features:** Laminate Counters

**Inclusions:** SOLD AS IS WHERE IS

Bachelor suite located near Keyano College and downtown amenities. This unit features a functional open-concept layout with 1 full bathroom, in-suite laundry, and 1 above-ground parking stall (Stall #212) and 1 underground stall as well. Convenient access to shopping, transit, and schools makes this a great option for investors or buyers looking to create their own space. Property is being sold as is, where is. An affordable opportunity in a central location.