

**1316, 7901 King Street  
Fort McMurray, Alberta**

**MLS # A2203100**



**\$125,000**

<b>Division:</b>	Downtown		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	528 sq.ft.	<b>Age:</b>	2012 (13 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parkade		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 372
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Mixed	<b>Zoning:</b>	C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, See Remarks		

**Inclusions:** N/A

3rd floor unit with Central Air conditioning and underground parking! This unit is located in a wonderful building downtown, close to all amenities and the college, perfect for foot friendly downtown living .....with quartz countertops, large island with deep cabinets, deck off the living room and in suite laundry, this unit has it all for the first time buyer, investor or just looking to get out of the rental you cannot make your own