

**309, 8219 Fraser**  
**Fort McMurray, Alberta**

**MLS # A2212092**



**\$89,000**

<b>Division:</b>	Downtown		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	804 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Additional Parking, Enclosed, Heated Garage, Owned, Parkade, Side By Side		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt/Gravel	<b>Condo Fee:</b>	\$ 989
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	PRA2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** FRIDGE, STOVE , DISHWASHER, WASHER, DRYER, MICORWAVE

**GREAT PRICED CONDO IN DOWNTOWN!** This 805 SF 2 bedroom, 2 bathroom top floor condo comes with 2 TITLED underground, heated parking stalls #69 and #70. Located in a prime downtown location, you are just steps from shopping, amenities, parks and the River. This unit has a nice modern look with neutral colours and offers a galley kitchen with light wood cabinetry and appliances. There's a dining area and living room with access to the south facing balcony that includes a BBQ gas line hookup. Completing the unit is a large master bedroom with walk-in closet and 4 PC ensuite, a good sized second bedroom, 4 PC main bathroom, and a laundry area with room for stackable washer & dryer. Add your own personal touches and you've got a great home for a great price! Condo fees include heat and water. Don't miss this opportunity - book a viewing now!