



8026 FRANKLIN Avenue 306 Fort McMurray

\$189,900

TOP FLOOR UNIT! UNDERGROUND HEATED PARKING! NEW PAINT CEILING, TRIM, DOORS & WALLS! This loft style condo is conveniently located across from Keyano College and within walking distance to downtown amenities. A must see featuring laminate flooring, in-suite laundry, private balcony, a walk in closet, TITLED UNDERGROUND parking stall and 3 ikea wardrobes which allow you to create privacy and separation between your living spaces. With a little imagination this space lends itself to multiple functional layouts. This unit has a spacious feel with 10 foot ceilings and large windows to let the sun shine through from the south-eastern exposure. Condo fees are \$507.14 and include heat, water, garbage pick-up, building insurance, exterior maintenance etc. Available partially furnished if needed and comes with 1 titled underground parking stall.



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