



# 8219 Fraser Avenue Fort McMurray Alberta

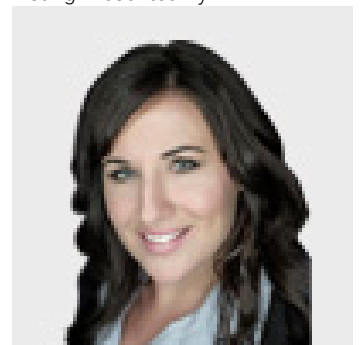
\$75,000

INVESTOR ALERT!! This incredible TURN-KEY unit is located within walking distance of Keyano College and all downtown major amenities. 2 Bedrooms, 2 Bathrooms, In-suite Laundry, Titled Underground Parking, and EVERYTHING stays; just unpack your clothes and move-in or use as the perfect investment property. Built in 2006 this unit is sure to please, with a tasteful galley kitchen, stainless steel appliances, and an inviting breakfast bar. The adjacent dining and living area is open concept with updated laminate flooring and access out to the west-facing balcony with a convenient gas line. The two bedrooms are spacious and enjoy the luxury of each having a dedicated bathroom; the primary has a large walk-in closet. The underground parkade is accessed from the stairway at the south entrance; enjoy hopping into your warm, free-from-snow car on our cold winter days. This apartment living is where affordability without compromise of comfort meets. (id:6769)

4pc Bathroom 8.83 Ft x 5.00 Ft  
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Bedroom 8.17 Ft x 14.25 Ft  
Dining room 10.92 Ft x 8.75 Ft

Kitchen 7.42 Ft x 11.50 Ft  
Living room 9.92 Ft x 9.50 Ft  
Primary Bedroom 9.00 Ft x 18.25 Ft

Listing Presented By:



Originally Listed by:  
EXP REALTY



**RE/MAX Fort McMurray**

9919 Biggs Avenue , Fort McMurray, AB,

Phone: 780-880-7173  
jadenek@remax.net