



9918 Gordon Avenue Fort McMurray Alberta

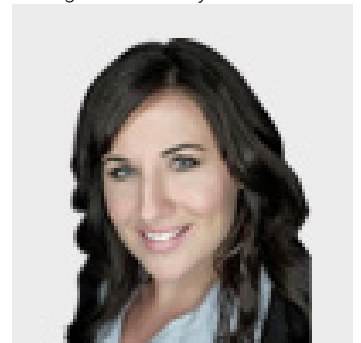
\$199,900

Experience the pinnacle of urban living in the heart of Fort McMurray's vibrant downtown with this exceptional 2-bedroom, 2-bathroom condo spanning 1169 sq ft. Nestled within walking distance to the Snye, MacDonald Island Recreation Center, Keyano College, and the Hospital, this prime location epitomizes convenience and accessibility. Step inside to discover a meticulously maintained unit that has been tastefully upgraded recently with fresh paint, white quartz countertops, white cabinetry, stainless steel appliances, new blinds and new luxury vinyl flooring. The spacious layout greets you with a sizeable entryway leading to a full laundry room complete with a wash tub and ample storage. The kitchen features a practical walk-through galley design, offering generous counter space and an inviting eat-up bar, perfect for casual dining or entertaining guests. Adjacent to the kitchen, the dining area provides room for a large table, accommodating gatherings of 6-8 people with ease. Natural light floods the living area, enhanced by windows on all sides of this corner unit. A cozy corner gas fireplace adds warmth and ambiance, creating an inviting atmosphere for relaxation and unwinding after a busy day. A den/nook adjacent to the living room is ideal for use as an office or a play area for kids or pets. The two bedrooms each feature their own bathroom, offering ultimate privacy and convenience for residents and guests alike. The primary suite stands out with its luxurious amenities, including a jetted soaker tub, separate shower, and water closet, providing a tranquil retreat to escape the hustle and bustle of daily life. Residents of this secure building will appreciate the added peace of mind provided by underground parking, with one assigned parking stall (#210) included with the unit. Condo fees of \$741.92/month cover essential services and maintenance, ensuring a ha...

3pc Bathroom 8.33 Ft x 5.33 Ft
4pc Bathroom 12.92 Ft x 9.92 Ft
Bedroom 10.75 Ft x 14.83 Ft
Other 8.75 Ft x 11.33 Ft
Dining room 11.00 Ft x 13.58 Ft

Foyer 6.50 Ft x 9.42 Ft
Kitchen 10.92 Ft x 9.75 Ft
Living room 14.67 Ft x 14.83 Ft
Primary Bedroom 15.92 Ft x 11.75 Ft

Listing Presented By:



Originally Listed by:
COLDWELL BANKER UNITED

RE/MAX[®]

RE/MAX Fort McMurray

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