101, 9919 Gordon Avenue
Fort McMurray, Alberta

MLS # A2176446

$164,900

Division:	Downtown
Type:	Residential/Low Rise (2-4 stories)
Style:	Apartment

Size:	1,037 sq.ft.	**Age:**	2011 (13 yrs old)
Beds:	2	**Baths:**	2

Garage:	Common, Garage Door Opener, Off Street, Owned, Secured, Underground
Lot Size:	-
Lot Feat:	-

Heating:	Baseboard, Fireplace(s), Hot Water, None	**Water:**	-
Floors:	Ceramic Tile, Laminate	**Sewer:**	-
Roof:	Membrane, Tar/Gravel	**Condo Fee:**	$ 747
Basement:	-	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	SCL1
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Granite Counters, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s)		

Inclusions: Fridge, Stove, Dishwasher, OTR Microwave, Washer, Dryer, All Window Coverings, Central A/C, All Furniture is included($1.00 value)

Experience stylish and convenient living in this beautiful 2-bedroom, 2-bathroom main-floor condo, perfectly designed with modern comforts. The open-concept layout flows from the spacious living room, featuring a cozy gas fireplace, into a well-equipped kitchen with elegant granite countertops and a welcoming dining area. The primary bedroom serves as a private oasis with its own ensuite, complete with a relaxing soaker tub and a separate stand-up shower. Practical amenities include in-suite laundry, air conditioning for comfort throughout the year, and a front balcony ideal for enjoying your morning coffee. This unit also includes an underground parking stall for added convenience. Located within walking distance to the scenic Snye Park, residents can easily enjoy green spaces and waterfront views. With stylish laminate and tile flooring, this condo brings together functionality and contemporary design, making it an ideal choice for comfortable urban living.