

# \$89,000 - 309, 8219 Fraser, Fort McMurray

MLS® #A2212092

**\$89,000**

2 Bedroom, 2.00 Bathroom, 804 sqft

Residential on 0.00 Acres

Downtown, Fort McMurray, Alberta

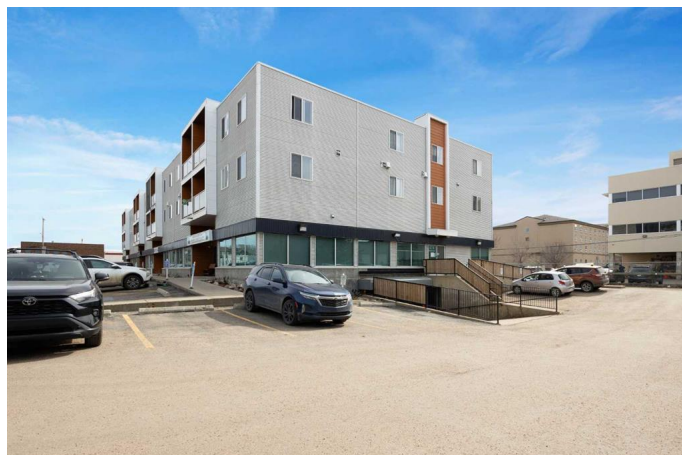
## GREAT PRICED CONDO IN DOWNTOWN!

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!

Built in 2006

## Essential Information

MLS® #	A2212092
Price	\$89,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	804
Acres	0.00
Year Built	2006



Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	309, 8219 Fraser
Subdivision	Downtown
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H0A2

### Amenities

Amenities	Laundry, Trash, Visitor Parking
Parking Spaces	2
Parking	Additional Parking, Enclosed, Heated Garage, Owned, Parkade, Side By Side

### Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Electric Stove, Microwave, Refrigerator, Washer/Dryer
Heating	Baseboard, Natural Gas
Cooling	None
# of Stories	3

### Exterior

Exterior Features	Balcony
Roof	Asphalt/Gravel
Construction	Wood Frame

### Additional Information

Date Listed	April 16th, 2025
Days on Market	120
Zoning	PRA2

### Listing Details

Listing Office	RE/MAX Connect
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