# \$79,900 - 308, 8219 Fraser Avenue, Fort McMurray

MLS® #A2267041

## \$79,900

2 Bedroom, 2.00 Bathroom, 791 sqft Residential on 0.00 Acres

Downtown, Fort McMurray, Alberta

TOP FLOOR! 2 UNDER GROUND PARKING STALLS! Welcome to the King Street Apartments. Located downtown this condo complex is only a hop skip and jump from Keyano College and the Clearwater River. This top floor unit has partial river valley views from the balcony and features 2 bedrooms, 2 full bathroom, in-suite laundry and new carpet and fresh paint throughout. This unit is bright, clean as a whistle and ready for new owners. Best of all this unit comes with 2 TITLED UNDER GROUND PARKING STALLS (#42, 41). Conveniently located downtown close to restaurants, amenities and offers quick access to the bridge and highway 63. Condo fees reduced as of Nov 1st and include heat, water, sewer, building insurance, reserve fund contributions, professional management and exterior maintenance. Available immediately!

Built in 2006

#### **Essential Information**

MLS® # A2267041

Price \$79,900

Bedrooms 2

Bathrooms 2.00

Full Baths 2

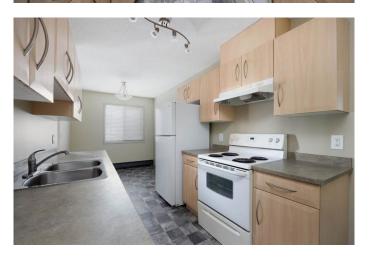
Square Footage 791

Acres 0.00

Year Built 2006







Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

# **Community Information**

Address 308, 8219 Fraser Avenue

Subdivision Downtown

City Fort McMurray
County Wood Buffalo

Province Alberta
Postal Code T9H 0A2

#### **Amenities**

Amenities Parking, Snow Removal, Trash, Visitor Parking

Parking Spaces 2

Parking Off Street, Parkade, Stall, Underground

### Interior

Interior Features See Remarks

Appliances Dishwasher, Dryer, See Remarks, Stove(s), Washer, Window Coverings

Heating Baseboard

Cooling None

# of Stories 3

#### **Exterior**

Exterior Features Balcony

Construction Vinyl Siding

#### Additional Information

Date Listed October 27th, 2025

Days on Market 7

Zoning PRA2

## **Listing Details**

Listing Office RE/MAX Connect

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.