

# \$164,900 - 101, 9919 Gordon Avenue, Fort McMurray

MLS® #A2176446

## \$164,900

2 Bedroom, 2.00 Bathroom, 1,037 sqft  
Residential on 0.00 Acres

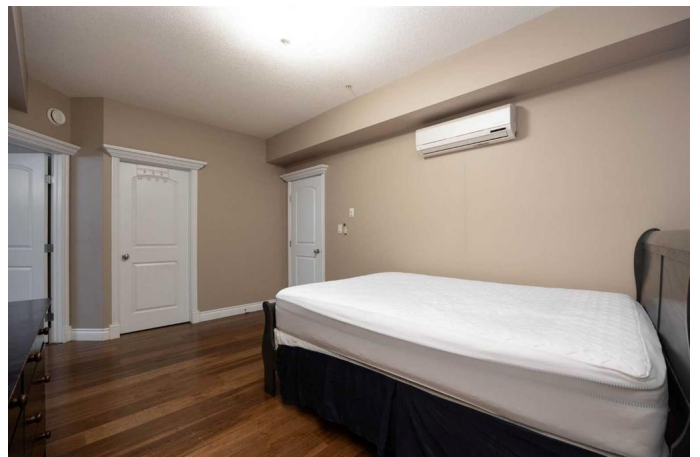
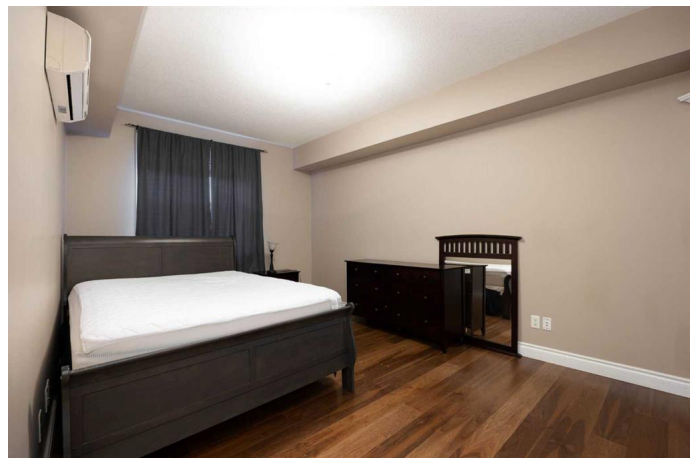
Downtown, Fort McMurray, Alberta

Seller will credit buyer for the first 6 months of condo fees. 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.

Built in 2011

## Essential Information

MLS® #	A2176446
Price	\$164,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2



Square Footage	1,037
Acres	0.00
Year Built	2011
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Active

### **Community Information**

Address	101, 9919 Gordon Avenue
Subdivision	Downtown
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 2E3

### **Amenities**

Amenities	Elevator(s), Parking, Secured Parking, Trash
Parking Spaces	1
Parking	Garage Door Opener, Off Street, Owned, Secured, Underground, Common

### **Interior**

Interior Features	Granite Counters, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s)
Appliances	See Remarks
Heating	Baseboard, Fireplace(s), Hot Water, None
Cooling	Central Air, Wall Unit(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
# of Stories	4

### **Exterior**

Exterior Features	None
Roof	Tar/Gravel, Membrane
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed            October 31st, 2024

Days on Market       133

Zoning                 SCL1

## **Listing Details**

Listing Office           Greater Property Group

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