

213, 9918 Gordon Avenue  
Fort McMurray, Alberta

MLS # A2147870



## \$141,700

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Downtown                           |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment                          |               |                   |
| <b>Size:</b>     | 996 sq.ft.                         | <b>Age:</b>   | 2001 (23 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Parkade                            |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |  |                   |        |
|--------------------|--|-------------------|--------|
| <b>Heating:</b>    | Boiler, In Floor                       | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Tile                           | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                                      | <b>Condo Fee:</b> | \$ 637 |
| <b>Basement:</b>   | -                                      | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Cement Fiber Board, Concrete           | <b>Zoning:</b>    | CBD1   |
| <b>Foundation:</b> | -                                      | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Pantry, See Remarks, Walk-In Closet(s) |                   |        |

**Inclusions:** SOLD AS IS WHERE IS

Introducing 213-9918 Gordon Ave. Located in the heart of downtown this condo is in close proximity to Syne Park and the Clearwater River, Borelis Park and the famed Mitchells Cafe. This spacious 2 bedroom, 2 bathroom unit offers in suite laundry, 1 assigned park stall and a private balcony. This functional layout offers a large living room with gas fireplace that separates the 2 bedrooms each with its own bathroom. The primary bedroom ensuite features a soaker tub and a separate shower. This unit is perfect for an investor or first time homeowner. SOLD AS IS WHERE!