

201, 8219 Fraser Avenue  
Fort McMurray, Alberta

MLS # A2148626



## \$75,000

<b>Division:</b>	Downtown		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	748 sq.ft.	<b>Age:</b>	2006 (18 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>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 896
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	PRA2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers		

**Inclusions:** N/A

This spacious 2 bedroom, 2-4pc bathroom condo is just what you need to get out of the rental rut. It is very clean, cozy and comes with all appliances and in-suite laundry. The open concept kitchen comes with ample kitchen and counter top space. The deck is east facing and is the perfect place to have your morning coffee and watch the sun rise. The underground heated parking stall is perfect during the winter months and provides extra safety and convenience. And is located in the heart of downtown, close to Keyano College, Syncrude Sport and Wellness Center and all amenities you and your family will need to include 3 schools and shopping. Perfect for investors or first time home buyer.