

302, 9918 Gordon Avenue  
Fort McMurray, Alberta

MLS # A2160857



## \$154,900

<b>Division:</b>	Downtown		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	1,009 sq.ft.	<b>Age:</b>	2001 (23 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Boiler, In Floor, Fireplace(s)

**Water:** -

**Floors:** Carpet, Laminate

**Sewer:** -

**Roof:** -

**Condo Fee:** \$ 633

**Basement:** -

**LLD:** -

**Exterior:** Composite Siding, Mixed

**Zoning:** CBD1

**Foundation:** -

**Utilities:** -

**Features:** Ceiling Fan(s), Elevator, High Ceilings, Jetted Tub, Open Floorplan, Pantry, Storage

**Inclusions:** Fridge, Stove, Dishwasher, Washer, Dryer, Window Coverings, Key Fob x1

Welcome to 302-9918 Gordon Avenue &ndash; a spacious 2-bedroom, 2-bathroom condo situated in the beautiful Royal Village. This prime downtown location offers unparalleled access to the beauty of the Snye and Clearwater River and nearby parks, including Snye, Borealis, and the Hoxton. Plus, you're just steps away from the iconic Mitchell's Caf&eacute;, and retail shop Velenzia ensuring that the best of downtown living is right at your doorstep. Inside, enjoy a functional layout featuring a large living room with a cozy gas fireplace and 9 foot ceilings, separating the two bedrooms for added privacy. Each bedroom has its own bathroom, with the primary boasting an ensuite complete with a soaker tub and separate shower. Additional perks include in-suite laundry, a private balcony, and an assigned underground parking stall. Whether you're an investor or a first-time homebuyer, this unit is an excellent opportunity - Schedule your showing today!