

309, 8026 Franklin Avenue
Fort McMurray, Alberta

MLS # A2164290



\$94,900

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|------------------|------------------------------------|---------------|-------------------|
| Division: | Downtown | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment | | |
| Size: | 621 sq.ft. | Age: | 2005 (19 yrs old) |
| Beds: | 1 | Baths: | 1 |
| Garage: | Off Street, Stall | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|---------------------------|-------------------|--------|
| Heating: | Baseboard | Water: | - |
| Floors: | Vinyl Plank | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 632 |
| Basement: | - | LLD: | - |
| Exterior: | Metal Siding , Wood Frame | Zoning: | FRA1 |
| Foundation: | - | Utilities: | - |
| Features: | See Remarks | | |

Inclusions: Fridge, stove, dishwasher, washer, dryer, all window coverings, all furnishings

Fort McMurray meets Manhattan loft! Experience urban living in this uniquely stylish, newly renovated industrial style loft. With luxury vinyl plank flooring, fresh paint, updated plumbing and light fixtures, and chic granite countertops, this space is a vibe. Space-saving barn doors add a trendy touch to the open-concept layout. The galley style kitchen boasts upgraded cabinetry, GRANITE countertops, stainless steel appliances, a stylish backsplash, and an eat-up bar. The sleek bathroom features a subway tile backsplash, wainscoting, and an updated vanity with a striking black vessel-mounted sink. Conveniences include in suite front-loading washer and dryer and a walk through walk in closet with organizers. This loft comes fully furnished and is located across the street from Keyano College making it perfect for commuters or students. It includes one surface parking stall and the unit has it's own private balcony. Don't miss out on this trendy Fort McMurray loft that perfectly blends industrial chic with modern convenience. Schedule your viewing today!