

# \$149,888 - 1102, 7901 King Street, Fort McMurray

MLS® #A2200420

**\$149,888**

2 Bedroom, 2.00 Bathroom, 720 sqft

Residential on 0.00 Acres

Downtown, Fort McMurray, Alberta

MODERN, STYLISH AND AFFORDABLE ONE BEDROOM PLUS DEN, WITH 2 FULL BATHROOMS AND TITLED UNDERGROUND PARKING, QUARTZ COUNTER TOPS, CENTRAL A/C, LARGE PATIO TO AN OPEN COURTYARD. This is an excellent opportunity for those wanting to be close to Keyano College and want quick access to the River Valley, trails, Clearwater River, and downtown core. Situated on the Southwest side of the city, which is the most desirable area of the Downcore, in a beautifully maintained, managed and secure building. This unit is particularly special as a ground floor unit that faces the large courtyard. This is the perfect unit for those with pets to have easy access to the outdoors. Your unit offers a gated patio area that is open to the large courtyard to entertain and watch your children play and have a picnic. Inside of this move-in-ready condo, you have a large entryway that leads to a great living area that includes a spacious kitchen with a large island, two-tone cabinets, white uppers and stylish wood tone lowers. Plus you have quartz countertops, tiles backsplash, eat-up breakfast bar, and stainless steel appliances. The living room offers a great space and those garden doors leading to your patio. This perfect condo continues with a large bedroom with spacious closet and full ensuite large windows giving you tons of natural light. In addition, you have a large den that could be used as a second bedroom or front office. Just



off the den is the second full bathroom. This modern and functional condo is complete with in-suite laundry and storage room. To complete this excellent buy you have a heated underground parking stall, can come with the furnishings in the unit and you have on-site gym for property owners. This building offers reasonable condo fees that include water, sewer, garbage, insurance and common area maintenance. Call today for your personal tour of this move-in-ready and turnkey home.

Built in 2012

### Essential Information

MLS® #	A2200420
Price	\$149,888
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	720
Acres	0.00
Year Built	2012
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	1102, 7901 King Street
Subdivision	Downtown
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 0C1

### Amenities

Amenities	Other
Utilities	Cable Connected, Electricity Connected, Garbage Collection, Heating Paid For, High Speed Internet Available

Parking Spaces	1
Parking	Stall, Titled, Underground

### Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	Central Air
# of Stories	4

### Exterior

Exterior Features	Balcony
Roof	Asphalt
Construction	Concrete

### Additional Information

Date Listed	March 8th, 2025
Days on Market	102
Zoning	C2

### Listing Details

Listing Office	COLDWELL BANKER UNITED
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.