

**303, 8026 Franklin Avenue  
Fort McMurray, Alberta**

**MLS # A2283439**



## \$66,900

<b>Division:</b>	Downtown		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	655 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, Stall, Underground		
<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>	\$ 736
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	FRA1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, Storage		

**Inclusions:** ALL FURNITURE INCLUDED

Welcome to 303-8026 Franklin Avenue: This trendy loft style apartment is located across from Keyano College, Syncrude Sports and Wellness and many other great amenities only steps from the door with indoor parking and all appliances and furnishings included. Bright and airy, this open concept layout fresh white paint on the walls, 10' ceilings, in-suite laundry and industrial style finishes for a modern aesthetic. Perfect for anyone renting looking for a space of their own or investors wanting to acquire another great property with immediate possession available - schedule a tour today.