

413, 9918 Gordon Avenue  
Fort McMurray, Alberta

MLS # A2298366



## \$154,000

<b>Division:</b>	Downtown		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,116 sq.ft.	<b>Age:</b>	2001 (25 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 644
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	CBD1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Elevator, Open Floorplan, Pantry, Soaking Tub, Storage		

**Inclusions:** Fridge, stove, dishwasher, microwave, washer & dryer

Welcome to this spacious TOP FLOOR 2-bedroom, 2-bathroom condo offering comfort, style, and convenience! This bright and well-designed unit features an open-concept layout filled with natural light, highlighted by a generous living room complete with a cozy corner fireplace and a wall A/C unit (new in 2025) with in-floor heat for the winter months. The kitchen and dining area flow seamlessly together, boasting ample counter space, an eat-up bar, and a convenient pantry - perfect for both everyday living and entertaining. Enjoy the added functionality of a dedicated laundry room with a stackable washer and dryer plus extra storage. The large primary bedroom offers an L-shaped closet and a private ensuite featuring both a soaker tub and a separate stand-up shower. On the opposite side of the unit, the second bedroom includes a walk-through closet and direct access to the main bathroom with a shower - ideal for guests or roommates. Step outside to your private balcony to enjoy the long summer evenings and don't forget to take advantage of the included heated underground parking stall. As an added bonus, the furniture is negotiable. Located just steps from scenic parks, golf, and an extensive network of biking and hiking trails, this home also offers quick access to shopping, dining, and other amenities. Monthly condo fees of \$643.93 cover a comprehensive list of services, including heat, water, gas, professional management, reserve fund contributions, and more - ensuring a low-maintenance lifestyle. Don't miss this incredible opportunity to own in a highly sought-after building!