

212, 8026 Franklin Avenue  
Fort McMurray, Alberta

MLS # A2301485



## \$68,000

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Downtown                           |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 738 sq.ft.                         | <b>Age:</b>   | 2005 (21 yrs old) |
| <b>Beds:</b>     | 1                                  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Stall                              |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                   |                   |        |
|--------------------|-------------------|-------------------|--------|
| <b>Heating:</b>    | Radiant           | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Laminate          | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                 | <b>Condo Fee:</b> | \$ 812 |
| <b>Basement:</b>   | -                 | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Wood Frame        | <b>Zoning:</b>    | FRA1   |
| <b>Foundation:</b> | -                 | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Laminate Counters |                   |        |

**Inclusions:** N/A

Bachelor suite located near Keyano College and downtown amenities. This unit features a functional open-concept layout with 1 full bathroom, in-suite laundry, and 1 above-ground parking stall (Stall #212) and 1 underground stall as well . Convenient access to shopping, transit, and schools makes this a great option for investors or buyers looking to create their own space. Property is being sold as is, where is. An affordable opportunity in a central location.