\$89,000 - 309, 8219 Fraser, Fort McMurray

MLS® #A2212092

\$89,000

2 Bedroom, 2.00 Bathroom, 804 sqft Residential on 0.00 Acres

Downtown, Fort McMurray, Alberta

GREAT PRICED CONDO IN DOWNTOWN! This 805 SF 2 bedroom, 2 bathroom top floor condo comes with 2 TITLED underground, heated parking stalls #69 and #70. Located in a prime downtown location, you are just steps from shopping, amenities, parks and the River. This unit has a nice modern look with neutral colours and offers a galley kitchen with light wood cabinetry and appliances. There's a dining area and living room with access to the south facing balcony that includes a BBQ gas line hookup. Completing the unit is a large master bedroom with walk-in closet and 4 PC ensuite, a good sized second bedroom, 4 PC main bathroom, and a laundry area with room for stackable washer & dryer. Add your own personal touches and you've got a great home for a great price! Condo fees include heat and water. Don't miss this opportunity - book a viewing now!







Built in 2006

Essential Information

| MLS® # | A2212092 |
|----------------|----------|
| Price | \$89,000 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 804 |
| Acres | 0.00 |
| Year Built | 2006 |

| Туре | Residential |
|----------|-------------------|
| Sub-Type | Apartment |
| Style | Single Level Unit |
| Status | Active |

Community Information

| Address | 309, 8219 Fraser |
|-------------|------------------|
| Subdivision | Downtown |
| City | Fort McMurray |
| County | Wood Buffalo |
| Province | Alberta |
| Postal Code | T9H0A2 |

Amenities

| Amenities | Laundry, Trash, Visitor Parking |
|----------------|--|
| Parking Spaces | 2 |
| Parking | Additional Parking, Enclosed, Heated Garage, Owned, Parkade, Side By |
| Parking | Additional Parking, Enclosed, Heated Garage, Owned, Parkade Side |

Interior

| Interior Features | No Animal Home, No Smoking Home |
|-------------------|---|
| Appliances | Electric Stove, Microwave, Refrigerator, Washer/Dryer |
| Heating | Baseboard, Natural Gas |
| Cooling | None |
| # of Stories | 3 |

Exterior

| Exterior Features | Balcony |
|-------------------|----------------|
| Roof | Asphalt/Gravel |
| Construction | Wood Frame |

Additional Information

| Date Listed | April 16th, 2025 |
|----------------|------------------|
| Days on Market | 119 |
| Zoning | PRA2 |

Listing Details

Listing Office RE/MAX Connect

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