

# \$55,900 - 305, 8219 Fraser Avenue, Fort McMurray

MLS® #A2202186

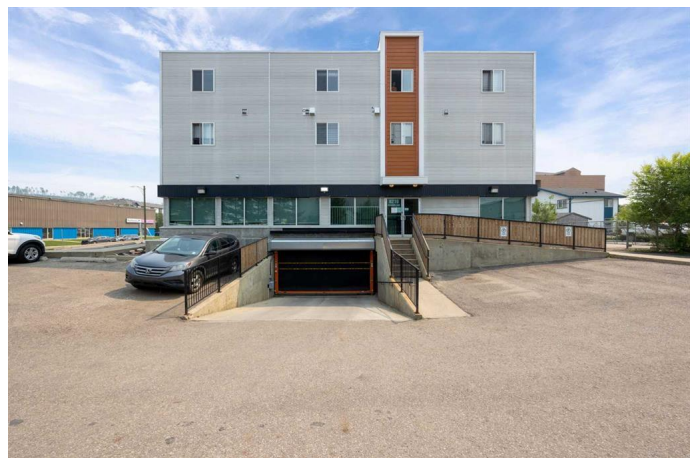
**\$55,900**

1 Bedroom, 1.00 Bathroom, 503 sqft  
Residential on 0.00 Acres

Downtown, Fort McMurray, Alberta

**STEAL THIS ONE!** This hidden gem that goes beyond being just a cozy living space. Brace yourself for an extraordinary investment opportunity that will liberate you from the burden of renting! This one-bedroom, one-bathroom condo is your ticket to transitioning from tenant to proud homeowner. Well maintained, it emanates comfort and affordability, making it an irresistible choice for discerning buyers. Perfectly situated in the heart of Downtown, revel in the unmatched convenience, with all amenities - Keyano College, schools, shops, restaurants and the hospital within walking distance. As if that's not enough, this condo offers an underground heated parking stall and comes with all appliances, ensuring both comfort and practicality are at their finest. Don't let this unparalleled value slip through your grasp - seize the moment and call now to arrange a viewing! Why Wait? Act Today! Invest in your future and wave goodbye to renting woes. This incredibly affordable condo is your gateway to a brighter tomorrow. Don't let this golden opportunity pass you by. Call now to view this remarkable property - opportunities like this are rare! Inclusions: Fridge, Stove, Dishwasher, Stackable Washer/Dryer . Condo fee is to \$609.85. (includes heat, hot water, insurance for the complex, common area maintenance)

Built in 2006



## Essential Information

MLS® #	A2202186
Price	\$55,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	503
Acres	0.00
Year Built	2006
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

## Community Information

Address	305, 8219 Fraser Avenue
Subdivision	Downtown
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 0A2

## Amenities

Amenities	Laundry
Parking Spaces	1
Parking	Heated Garage, Underground

## Interior

Interior Features	Open Floorplan
Appliances	See Remarks
Heating	Baseboard, Natural Gas
Cooling	None
# of Stories	3

## Exterior

Exterior Features	None
Construction	See Remarks
Foundation	Poured Concrete

## Additional Information

Date Listed March 13th, 2025

Days on Market 26

Zoning PRA2

## **Listing Details**

Listing Office RE/MAX Connect

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