

302, 9919 Gordon Avenue
Fort McMurray, Alberta
MLS # A2263217

\$125,000

Division:	Downtown		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	900 sq.ft.	Age:	2011 (14 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water
Floors:	Laminate, Linoleum
Roof:	-
Basement:	-
Exterior:	Vinyl Siding
Foundation:	-
Features:	Closet Organizers, Elevator, French Door, Pantry, Walk-In Closet(s)

Water:	-
Sewer:	-
Condo Fee:	\$ 649
LLD:	-
Zoning:	SCL1
Utilities:	-

Inclusions: no chattels as is where is on possession

Want a downtown spot that feels like a retreat, not a rush? This condo gets it. You're close to all the good stuff, but when you walk inside, it's calm, cozy, and ready to make life easy. Step inside this 2 bedroom, 2 bathroom condo with 900 square feet of space that feels smart and open. The kitchen has lots of storage and a handy bar where friends can sit while you cook or chat. The dining room sits right next to it, making meals feel simple and social. The living room is warm and inviting, perfect for movie nights or lazy weekends. The layout keeps everything close and connected, which makes it great for hosting or hanging out without missing a word. Step outside onto your balcony for a breath of fresh air and a view that reminds you why you love living here. It's on a quiet street, but still close to parks, schools, stores, and restaurants. The primary bedroom has its own 4 piece ensuite and walk in closet that makes mornings smoother and storage easier. The second bedroom works well for a guest, roommate, or home office. The main bathroom is a clean and simple 3 piece that keeps things practical. You'll also love having your own in suite laundry with a stacked washer and dryer that saves you from lugging baskets anywhere. There's a lot to love here, and with a few small repairs, you can make it truly yours. It's pretty much move in ready if you want to settle in right away, or the perfect canvas if you like a little project that adds value fast. If you have a car, underground parking keeps it warm in winter and shaded in summer. Everything about this home is about making life simpler and more comfortable. This place solves real life problems for first time buyers and busy professionals who want space that works, comfort that lasts, and a location that keeps up with their lifestyle. You don't need a major fixer upper that eats your

weekends, but a home that rewards a bit of love with a big return. This one hits that sweet spot. Close to schools, parks, shopping, and transportation, you can live connected to the city without losing your peace. The view from the balcony is a bonus, and the quiet street gives you the best of both worlds. Condo fees: 648.89 per month Check out the detailed floor plans where you can see every sink and shower in the home as well as the 360 tour. Are you ready to say yes to this address?