

**308, 8219 Fraser Avenue
Fort McMurray, Alberta**

MLS # A2267041



\$79,900

Division:	Downtown		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	791 sq.ft.	Age:	2006 (19 yrs old)
Beds:	2	Baths:	2
Garage:	Off Street, Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 904
Basement:	-	LLD:	-
Exterior:	Vinyl Siding	Zoning:	PRA2
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge, stove, dishwasher, washer, dryer, all window coverings

TOP FLOOR! 2 UNDER GROUND PARKING STALLS! Welcome to the King Street Apartments. Located downtown this condo complex is only a hop skip and jump from Keyano College and the Clearwater River. This top floor unit has partial river valley views from the balcony and features 2 bedrooms, 2 full bathroom, in-suite laundry and new carpet and fresh paint throughout. This unit is bright, clean as a whistle and ready for new owners. Best of all this unit comes with 2 TITLED UNDER GROUND PARKING STALLS (#42, 41). Conveniently located downtown close to restaurants, amenities and offers quick access to the bridge and highway 63. Condo fees reduced as of Nov 1st and include heat, water, sewer, building insurance, reserve fund contributions, professional management and exterior maintenance. Available immediately!