



GRASSROOTS
REALTY GROUP

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404, 10217 Queen Street
Fort McMurray, Alberta

MLS # A2309829



\$79,900

Division:	Downtown		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,227 sq.ft.	Age:	2006 (20 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Central, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 1,127
Basement:	-	LLD:	-
Exterior:	See Remarks	Zoning:	PRA2
Foundation:	-	Utilities:	-
Features:	Elevator		

Inclusions: fridge, stove, dishwasher, washer, dryer

A RARE FIND! With a huge BALCONY AND VIEWS OF DOWNTOWN, HISTORIC SHIPYARD AND CLEARWATER RIVER! WHAT A VIEW! this beautiful 2 bedroom, 2 bath SPACIOUS unit is PERFECT for the savvy buyer! Tenant in place at \$1725 per month this is a TURNKEY Investment! If you are looking for an investment or a starter home, then you've found it! Inside is a beautiful kitchen with white cupboards, stainless appliances and granite counters. Surrounded by laminate, the primary bedroom features a walk in closet, ensuite bath with corner tub and separate shower, The second bedroom and 2nd 4pc bath compliment the space. The living room / dining area is huge making it a great space for entertaining family and friends. Ready for immediate possession. Call Today and Start Packing!