



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

202, 10217 Queen Street  
Fort McMurray, Alberta

MLS # A2318800



**\$78,000**

|           |                                    |        |                   |
|-----------|------------------------------------|--------|-------------------|
| Division: | Downtown                           |        |                   |
| Type:     | Residential/Low Rise (2-4 stories) |        |                   |
| Style:    | Apartment-Single Level Unit        |        |                   |
| Size:     | 1,019 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: | \$ 1,063 |
| Basement:   | -                    | LLD:       | -        |
| Exterior:   | See Remarks          | Zoning:    | PRA2     |
| Foundation: | -                    | Utilities: | -        |
| Features:   | Elevator             |            |          |

**Inclusions:** remainder of furniture, fridge, stove, dishwasher, washer, dryer

A RARE FIND! CORNER UNIT WITH WRAP AROUND 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! If you are looking for an investment or a starter home, then you've found it! 24 hour notice is require for all showings. Call Today and Start Packing!