



GRASSROOTS
REALTY GROUP

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407, 10217 Queen Street
Fort McMurray, Alberta

MLS # A2327466



\$77,900

Division:	Downtown		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	764 sq.ft.	Age:	2006 (20 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 803
Basement:	-	LLD:	-
Exterior:	Vinyl Siding	Zoning:	PRA2
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: KITCHEN TABLE & FOUR CHAIRS, COUCH, PRIMARY BEDROOM SET & TWO MATTRESSES, TV & STAND, ALL EXISTING WINDOW COVERINGS.

Welcome to unit 407 10217 Queen Street, this beautiful TOP FLOOR, TWO BEDROOM, TWO BATHROOM, FULLY FURNISHED WITH IN SUITE LAUNDRY, BALCONY, UNDERGROUND PARKING and ELEVATOR in the building spacious unit is the perfect opportunity for a savvy buyer! Open concept kitchen with plenty of cabinet space, a cozy dining area opening up to the balcony's bright natural light giving the living room extra charm. The primary bedroom is complete with a spacious walkthrough closet to your 4 pc. ensuite, off your kitchen and dining space is a second bedroom, in suite laundry closet for your convenience and main bathroom. Underground parking and elevator make living here a dream! This Investment opportunity or starter home in the Downtown location, Historic shipyard and Clearwater River views make living here serene and convenient. Take a stroll on the nearby walking paths leading along the river, down to the Syne or to your favourite restaurants and shops. Don't miss the chance to own this fantastic property, call today to schedule your private tour.