



GRASSROOTS
REALTY GROUP

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1307, 7901 King Street
Fort McMurray, Alberta

MLS # A2352438

\$249,900

Division:	Downtown		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	711 sq.ft.	Age:	2012 (14 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 547
Basement:	-	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	C2
Foundation:	-	Utilities:	-
Features:	Granite Counters, Kitchen Island, Open Floorplan, Soaking Tub, Vinyl Windows		

Inclusions: Fridge, Stove, Microwave, Dishwasher, Washer, dryer

****FURNISHED APARTMENT | GRANITE COUNTERTOPS | CENTRAL A/C | HEATED UNDERGROUND PARKING | EASY HIGHWAY ACCESS**** Discover comfortable, convenient living at Hangingstone Landing! This well-designed third-floor apartment offers a functional open-concept layout, quality finishes, and an excellent location directly across from Lions Park and Heritage Park, with beautiful walking trails along the Hangingstone River just steps away. Enjoy easy access to major highways, making commuting and getting around town convenient. Offered with existing furnishings, this home is an excellent opportunity for buyers seeking a move-in-ready property. The inviting kitchen features stylish two-tone cabinetry, granite countertops throughout, and a spacious island with extra storage and seating. The open layout connects the kitchen, dining, and living areas, creating a welcoming space for relaxing or entertaining. Enjoy a bright primary bedroom with plenty of natural light, central air conditioning for added comfort, and the convenience of a connecting bathroom for each bedroom. The versatile den includes a queen-sized bed, closet, and sliding pocket door, making it ideal for overnight guests, a home office, or additional sleeping space. Additional highlights include a private deck, an on-site fitness room, and secure, heated underground parking. The well-managed and maintained building adds peace of mind for owners. Whether you are a first-time buyer, downsizing, or looking for an investment opportunity, this property offers a practical layout, attractive finishes, and a sought-after location close to parks, green spaces, walking trails, and convenient highway access. ****Furnished, functional, and ideally located. Make Hangingstone Landing your next move****

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