

\$89,000 - 309, 8219 Fraser, Fort McMurray

MLS® #A2212092

\$89,000

2 Bedroom, 2.00 Bathroom, 804 sqft

Residential on 0.00 Acres

Downtown, Fort McMurray, Alberta

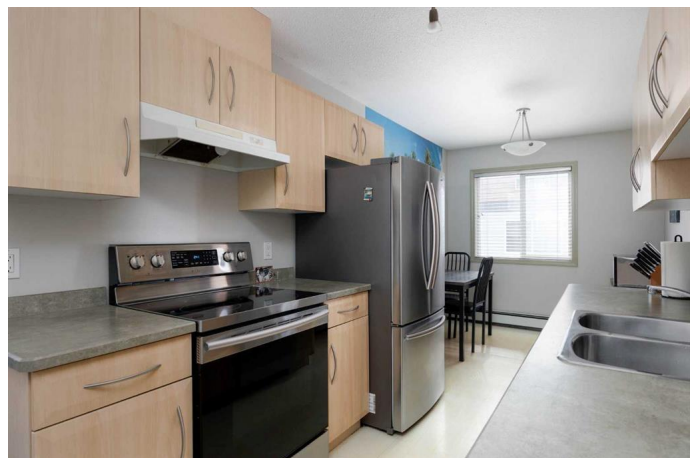
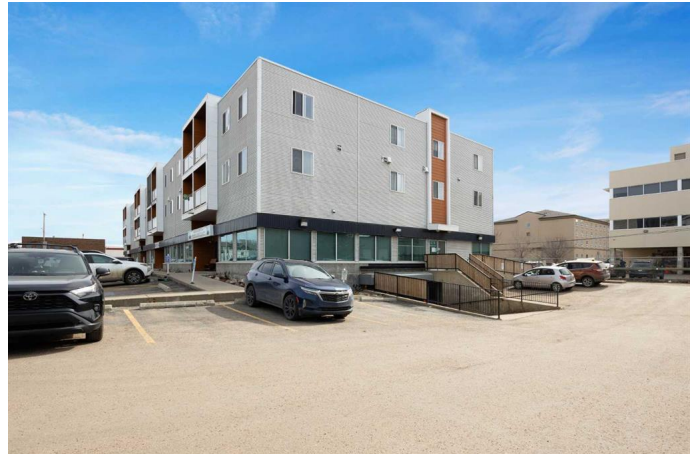
GREAT PRICED CONDO IN DOWNTOWN!

This 805 SF 2 bedroom, 2 bathroom top floor condo comes with 2 TITLED underground, heated parking stalls #69 and #70. Located in a prime downtown location, you are just steps from shopping, amenities, parks and the River. This unit has a nice modern look with neutral colours and offers a galley kitchen with light wood cabinetry and appliances. There's a dining area and living room with access to the south facing balcony that includes a BBQ gas line hookup. Completing the unit is a large master bedroom with walk-in closet and 4 PC ensuite, a good sized second bedroom, 4 PC main bathroom, and a laundry area with room for stackable washer & dryer. Add your own personal touches and you've got a great home for a great price! Condo fees include heat and water. Don't miss this opportunity - book a viewing now!

Built in 2006

Essential Information

MLS® #	A2212092
Price	\$89,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	804
Acres	0.00
Year Built	2006



Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	309, 8219 Fraser
Subdivision	Downtown
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H0A2

Amenities

Amenities	Laundry, Trash, Visitor Parking
Parking Spaces	2
Parking	Additional Parking, Heated Garage, Parkade, Enclosed, Owned, Side By Side

Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Electric Stove, Microwave, Refrigerator, Washer/Dryer
Heating	Baseboard, Natural Gas
Cooling	None
# of Stories	3

Exterior

Exterior Features	Balcony
Roof	Asphalt/Gravel
Construction	Wood Frame

Additional Information

Date Listed	April 16th, 2025
Days on Market	15
Zoning	PRA2

Listing Details

Listing Office	RE/MAX Connect
----------------	----------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and

the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.