

\$79,900 - 308, 8219 Fraser Avenue, Fort McMurray

MLS® #A2267041

\$79,900

2 Bedroom, 2.00 Bathroom, 791 sqft

Residential on 0.00 Acres

Downtown, Fort McMurray, Alberta

TOP FLOOR! 2 UNDER GROUND PARKING STALLS! Welcome to the King Street Apartments. Located downtown this condo complex is only a hop skip and jump from Keyano College and the Clearwater River. This top floor unit has partial river valley views from the balcony and features 2 bedrooms, 2 full bathroom, in-suite laundry and new carpet and fresh paint throughout. This unit is bright, clean as a whistle and ready for new owners. Best of all this unit comes with 2 TITLED UNDER GROUND PARKING STALLS (#42, 41). Conveniently located downtown close to restaurants, amenities and offers quick access to the bridge and highway 63. Condo fees reduced as of Nov 1st and include heat, water, sewer, building insurance, reserve fund contributions, professional management and exterior maintenance. Available immediately!

Built in 2006

Essential Information

MLS® #	A2267041
Price	\$79,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	791
Acres	0.00
Year Built	2006



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

Community Information

Address	308, 8219 Fraser Avenue
Subdivision	Downtown
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 0A2

Amenities

Amenities	Parking, Snow Removal, Trash, Visitor Parking
Parking Spaces	2
Parking	Off Street, Parkade, Stall, Underground

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, See Remarks, Stove(s), Washer, Window Coverings
Heating	Baseboard
Cooling	None
# of Stories	3

Exterior

Exterior Features	Balcony
Construction	Vinyl Siding

Additional Information

Date Listed	October 27th, 2025
Days on Market	4
Zoning	PRA2

Listing Details

Listing Office	RE/MAX Connect
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