

\$239,888 - 203, 9918 Gordon Avenue, Fort McMurray

MLS® #A2271160

\$239,888

2 Bedroom, 2.00 Bathroom, 1,171 sqft

Residential on 0.00 Acres

Downtown, Fort McMurray, Alberta

LUXURY REDefined ON THIS
EXTENSIVELY RENOVATED 2-BEDROOM
2-BATH CONDO IN ROYAL VILLAGE.

Welcome to a one-of-a-kind living experience in Royal Village, one of Fort McMurray's premier, secure, and well-managed condo buildings. This stunning, extensively renovated corner unit redefines luxury and sophisticated downtown living. Every detail has been meticulously upgraded, starting with gorgeous luxury vinyl plank flooring and crown mouldings throughout the open-concept living space. The breathtaking, two-toned chef's kitchen features custom ivory and charcoal cabinetry, granite countertops, tiled backsplash, under-counter lighting, and a unique imported glass raised breakfast bar. The extension of this chef's dream kitchen adds a side-by-side fridge freezer, built-in coffee bar with a beverage cooler, and a floor-to-ceiling wine rack. The spacious great room is bathed in light from surrounding windows and features a cozy gas fireplace, while the dining area opens via garden doors to your private, covered balcony. The primary suite is a true oasis with a spa-like ensuite featuring gold and black accents, a free-standing tub, a walk-in tiled shower, double sinks, and custom built-in double closets. Another unique feature of this bedroom is a remote-controlled drop-down flat-screen TV, which adds a touch of modern luxury. The second bedroom also boasts a renovated ensuite bathroom with double sinks



and a stand-up shower, plus a walk-in closet with built-ins and direct access to the full bathroom. The home is complete with in-suite laundry. Additional upgrades include central A/C, all new light fixtures, redone flat ceilings with pot lighting, and crown mouldings. Enjoy peace of mind with heat and water included in condo fees, an underground heated parking stall, and a location next to the scenic River Valley. This exclusive property is truly unique. Call today for your private tour and prepare to be impressed!

Built in 2001

Essential Information

MLS® #	A2271160
Price	\$239,888
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,171
Acres	0.00
Year Built	2001
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	203, 9918 Gordon Avenue
Subdivision	Downtown
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 5L1

Amenities

Amenities	Elevator(s), Parking, Secured Parking, Snow Removal, Trash, Visitor Parking
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Utilities	Natural Gas Connected, Sewer Connected, Water Connected, Cable Connected, Garbage Collection
Parking Spaces	1
Parking	Garage Door Opener, Heated Garage, Insulated, Parkade, Secured, Underground

Interior

Interior Features	Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, See Remarks, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room, Stone
# of Stories	4
Basement	None

Exterior

Exterior Features	Balcony
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	None

Additional Information

Date Listed	November 17th, 2025
Days on Market	1
Zoning	CBD1

Listing Details

Listing Office	COLDWELL BANKER UNITED
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