

# **\$230,000 - 203, 10110 Fraser Avenue, Fort McMurray**

---

MLS® #A2183911

**\$230,000**

2 Bedroom, 2.00 Bathroom, 1,148 sqft

Residential on 0.00 Acres

Downtown, Fort McMurray, Alberta

Welcome to Il Villaggio; one of Fort McMurray's most coveted and upscale condominium complexes with keen HIGH END FINISH through and this one offers a view unlike any other. Rarely do units like this become available! Imagine starting your day with coffee on your private patio watching the ducks in the pond, or enjoying a front-row seat to the Mac Island fireworksâ€™all from the comfort of your own home. This END UNIT 2 BED 2 BATH is surrounded by GREENSPACE/POND and offers an UNDERGROUND HEATED PARKING SPACE. Enter the spacious foyer with large closet space, access to the main bathroom and a separate laundry room with built in cabinetry for more storage. The kitchen is absolutely stunning, total showstopper, with luxurious cabinetry extended to the ceiling and QUARTZ counter tops. The dining space flows into the living room which is adorned with gorgeous ENGINEERED HARDWOOD FLOORING, with window and patio views of the trees and pond, and a stone faced corner gas fireplace. The primary bedroom features a second gas fireplace, with 2 closets and a massive 5 piece ensuite bathroom with double sinks and a STEAM SHOWER/JACUZZI TUB unit. Opportunities to own a unit like this donâ€™t come around oftenâ€™donâ€™t miss your chance to call this exceptional property home. Property sold AS IS WHERE IS, no warranties or representations. Call now for your personal tour!



Built in 2007

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2183911    |
| Price          | \$230,000   |
| Bedrooms       | 2           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,148       |
| Acres          | 0.00        |
| Year Built     | 2007        |
| Type           | Residential |
| Sub-Type       | Apartment   |
| Style          | Apartment   |
| Status         | Active      |

## Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 203, 10110 Fraser Avenue |
| Subdivision | Downtown                 |
| City        | Fort McMurray            |
| County      | Wood Buffalo             |
| Province    | Alberta                  |
| Postal Code | T9H 5C2                  |

## Amenities

|                |                             |
|----------------|-----------------------------|
| Amenities      | Other, Parking              |
| Parking Spaces | 1                           |
| Parking        | Parkade, Stall, Underground |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | Built-in Features, Closet Organizers, High Ceilings, Open Floorplan, See Remarks, Vinyl Windows, Elevator, Quartz Counters |
| Appliances        | See Remarks  |
| Heating           | Natural Gas, Central   |
| Cooling           | Central Air  |
| Fireplace         | Yes  |
| # of Fireplaces   | 2  |
| Fireplaces        | Gas, Living Room, Master Bedroom   |
| # of Stories      | 4  |

**Exterior**

|                   |   |
|-------------------|---|
| Exterior Features | Lighting, Balcony, Other                    |
| Roof              | Asphalt Shingle                             |
| Construction      | Wood Frame, ICFs (Insulated Concrete Forms) |
| Foundation        | ICF Block                                   |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | January 16th, 2025 |
| Days on Market | 113                |
| Zoning         | BOR1               |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | COLDWELL BANKER UNITED |
|----------------|------------------------|

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