

# \$215,000 - 402, 10218 King Street, Fort McMurray

MLS® #A2214708

**\$215,000**

2 Bedroom, 2.00 Bathroom, 922 sqft

Residential on 0.00 Acres

Downtown, Fort McMurray, Alberta

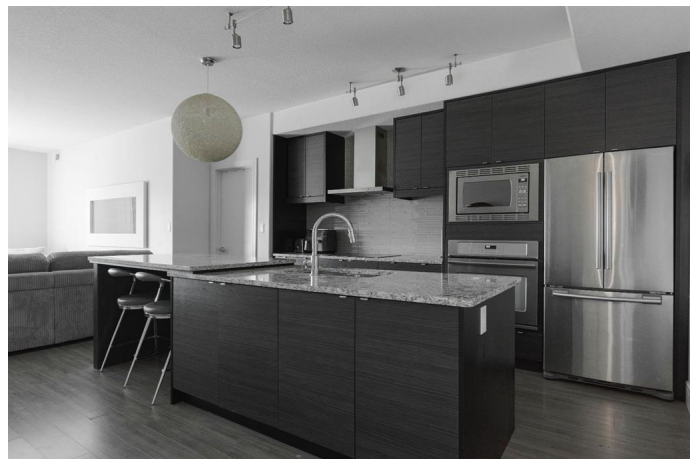
Welcome to 402, 10218 King Street, a top-floor luxury condo perfectly positioned just steps from some of downtown's favourite local spots, including Avenue Coffee and Cedars Restaurant. With incredible river views and a thoughtfully designed open and spacious layout, this fourth-floor unit offers the perfect blend of comfort, style, and convenience.

This impeccably maintained unit features a modern kitchen with granite counters, built-in oven, microwave, hood fan, and an induction cooktop, as well as a custom-built island table that adds both beauty and functionality. The open-concept layout is bright and inviting, offering great flow into the living space and out onto your private covered balcony where you can enjoy scenic river views.

The primary bedroom features a built-in wardrobe system and a luxurious ensuite complete with heated floors, a double vanity and a steam shower—ideal for unwinding at the end of the day. Both bedrooms are finished with brand-new luxury vinyl plank flooring installed in 2024, adding a fresh and contemporary touch.

Another bedroom and four piece bathroom are found on the other side of the unit providing space and privacy when needed.

Additional highlights include central air conditioning, two titled side-by-side parking stalls, and condo fees of \$634/month which cover water, sewage, heat, garbage, and even cable.



Whether you're looking for a sophisticated space with walkability, views, and high-end features, or a low-maintenance home in the heart of it all, this condo delivers. Schedule your private tour today.

Built in 2014

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2214708          |
| Price          | \$215,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 922               |
| Acres          | 0.00              |
| Year Built     | 2014              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 402, 10218 King Street |
| Subdivision | Downtown               |
| City        | Fort McMurray          |
| County      | Wood Buffalo           |
| Province    | Alberta                |
| Postal Code | T9H 1X9                |

### Amenities

|                |                                          |
|----------------|------------------------------------------|
| Amenities      | Elevator(s), Parking                     |
| Parking Spaces | 2                                        |
| Parking        | Side By Side, Stall, Titled, Underground |

### Interior

|                   |                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Storage, Vinyl Windows |
| Appliances        | Built-In Oven, Dishwasher, Induction Cooktop, Microwave, Refrigerator,                    |

|              |                                |
|--------------|--------------------------------|
|              | Washer/Dryer, Window Coverings |
| Heating      | Central                        |
| Cooling      | Central Air                    |
| # of Stories | 4                              |

### Exterior

|                   |         |
|-------------------|---------|
| Exterior Features | Balcony |
| Construction      | Mixed   |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 25th, 2025 |
| Days on Market | 8                |
| Zoning         | PRA2             |

### Listing Details

|                |                                  |
|----------------|----------------------------------|
| Listing Office | The Agency North Central Alberta |
|----------------|----------------------------------|

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