

# \$240,000 - 203, 10110 Fraser Avenue, Fort McMurray

MLS® #A2183911

**\$240,000**

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 fireworks—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 don't come around often—don'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	\$240,000
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, Elevator, High Ceilings, Open Floorplan, Quartz Counters, See Remarks, Vinyl Windows
Appliances	See Remarks
Heating	Central, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Master Bedroom
# of Stories	4

## Exterior

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

## Additional Information

Date Listed	January 16th, 2025
Days on Market	56
Zoning	BOR1

## Listing Details

Listing Office	COLDWELL BANKER UNITED
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