

\$195,000 - 402, 8106 Fraser Avenue, Fort McMurray

MLS® #A2244599

\$195,000

2 Bedroom, 2.00 Bathroom, 745 sqft

Residential on 0.00 Acres

Downtown, Fort McMurray, Alberta

Welcome to 402-8106 Fraser Avenue: This modern 2 bed 2 bath top-floor corner unit offers the perfect blend of style, function, and low-maintenance living in a highly walkable and convenient downtown location. With thoughtful upgrades throughout by California Closets, views of the Athabasca River, and the comfort of air conditioning, this home is ideal for anyone seeking a turnkey space with urban appeal. You're steps from Avenue Coffee, Cedars Bakery and Restaurant, Crossfit Crude, Keyano College, and all major bus routes—everything you need is right at your doorstep including the scenic paved walking and bike paths along the river.

Secure, heated underground parking keeps your vehicle safe year-round, and the elevator takes you straight to the top floor, where this unit is quietly tucked away at the end of the hall with only one neighbouring suite. Inside, custom touches begin the moment you enter: a built-in bench with mirror, shoe storage and a floating drawer create a functional and stylish entry. The entire suite is finished in luxury vinyl plank flooring, and the laundry and storage area—hidden behind a sliding barn door—has been upgraded with pull-out organizers and extra cabinetry.

The bright, open living space features a well-appointed kitchen with stainless steel appliances, a tile backsplash, and a Culligan water filtration system installed under the sink.



The living area is anchored by a sleek pendant light and custom built-ins for the entertainment area that mirror the entryway’s design, all expertly installed by California Closets to tie the space together.

The primary bedroom offers more customized storage, with slide-outs and drawers built into the closet, plus a stylish four-piece ensuite complete with a floating vanity and upgraded storage solutions. The second bedroom enjoys two windows that frame peaceful river views, a generous custom closet, and easy access to the second four-piece bathroom with matching modern finishes.

Step outside onto the covered balcony with Duradeck finishing—designed for low-maintenance enjoyment—and take in the quiet surroundings and scenic views or watch the northern lights at night right above your building. This professionally managed building is newer and well maintained, with low condo fees that include water, sewer, garbage collection, and exterior insurance.

A rare top-floor corner unit offering with elevated design and a premium location—schedule your private tour today.

Built in 2016

Essential Information

MLS® #	A2244599
Price	\$195,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	745
Acres	0.00
Year Built	2016
Type	Residential

Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	402, 8106 Fraser Avenue
Subdivision	Downtown
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 0G1

Amenities

Amenities	Parking
Parking Spaces	1
Parking	Heated Garage, Parkade, Underground, Assigned

Interior

Interior Features	Built-in Features, Closet Organizers, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Baseboard
Cooling	Wall Unit(s)
# of Stories	5

Exterior

Exterior Features	Balcony
Construction	Stucco, Vinyl Siding

Additional Information

Date Listed	August 1st, 2025
Days on Market	3
Zoning	PRA2

Listing Details

Listing Office	The Agency North Central Alberta
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