



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**21 MACDONALD Drive #1600, Fort McMurray T9H 4H4**

MLS® #: **A2109547**

Area: **Downtown**

Listing Date: **02/20/24**

List Price: **\$89,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Apartment**

City/Town:

**Fort McMurray**

Year Built:

**1978**

Lot Information

Lot Sz Ar:

Finished Floor Area

Abv Sqft:

**1,159**

Low Sqft:

Ttl Sqft:

**1,159**

Lot Shape:

DOM

**86**

Layout

Beds:

**3 (3 )**

Baths:

**1.5 (1 1)**

Style:

**Multi Level Unit**

Parking

Ttl Park:

**1**

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Other**

**Parkade**

Utilities and Features

Roof: **Flat**

Heating: **Forced Air**

Sewer:

Ext Feat: **Balcony, Courtyard, Garden**

Construction:

**Concrete, Vinyl Siding**

Flooring:

**Carpet, Laminate**

Water Source:

Fnd/Bsmt:

Kitchen Appl:

**Microwave, Refrigerator, Stove(s), Wall/Window Air Conditioner**

Int Feat:

**No Animal Home, No Smoking Home, Storage**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	0`0" x 0`0"	4pc Bathroom	Second	0`0" x 0`0"
Kitchen	Main	34`1" x 19`4"	Dinette	Main	11`0" x 5`5"
Living Room	Main	13`3" x 12`11"	Bedroom	Second	11`3" x 12`11"
Bedroom	Second	11`10" x 8`0"	Bedroom	Second	12`0" x 9`4"
Storage	Second	9`3" x 8`3"			
Legal/Tax/Financial					
Condo Fee:		Title:	Zoning:		
\$783		Fee Simple	BOR1		
		Fee Freq:			
		Monthly			
Legal Desc:		1122235			
Remarks					
Pub Rmks:		Great investment opportunity or get out of the rental rut today! This home has 3 bedrooms and 1- 4 pc on the 2 second floor and a 1- 2 pc bathroom on the main floor. This property has lots of windows to let in all the natural light and a large balcony off of the eating area. There has also been new carpet installed in the living room. And what a great location close to everything you will need parking, shopping, bus route , schools shopping and the local trails. This home also comes with 1 titled parking stall in the parkade.			
Inclusions:		NA			
Property Listed By:		ROYAL LEPAGE BENCHMARK			

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (780) 804-4800**



