



THE
A-TEAM

RE/MAX
FIRST

13221 MACDONALD Drive #309, Fort McMurray T9H4B2

MLS® #: **A2114786**

Area: **Downtown**

Listing Date: **03/14/24**

List Price: **\$77,400**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Apartment

City/Town:

Fort McMurray

Year Built:

1972

Lot Information

Finished Floor Area

Abv Sqft:

737

Low Sqft:

Ttl Sqft:

737

Lot Sz Ar:

Lot Shape:

DOM

66

Layout

Beds:

2 (2)

Baths:

1.0 (1 0)

Style:

High-Rise (5+)

Parking

Ttl Park:

1

Garage Sz:

Access:

Lot Feat:

Park Feat:

Stall

Utilities and Features

Roof:

Heating: **Central**

Sewer:

Ext Feat: **Balcony**

Construction:

Concrete,Mixed

Flooring:

Laminate

Water Source:

Fnd/Bsmt:

Kitchen Appl:

Refrigerator,Stove(s)

Int Feat:

No Animal Home,No Smoking Home

Utilities:

Room Information

Room

Bedroom

4pc Bathroom

Level

Main

Main

Dimensions

13`8" x 10`7"

8`5" x 4`9"

Room

Bedroom

Level

Main

Dimensions

12`2" x 8`9"

Legal/Tax/Financial

Condo Fee:

\$681

Title:

Fee Simple

Fee Freq:

Monthly

Zoning:

BOR1

Legal Desc:

1122235

Remarks

Pub Rmks:

Great location for your personal residence or investment property! This condo was previously renovated with new cabinets in the kitchen and bathroom, laminate flooring, and a fresh coat of paint. This apartment is spacious with a renovated kitchen, huge balcony, spacious bedroom, and living/dining area. Amazing opportunity to own at an affordable price. Situated within walking distance to MacDonald Island where you can enjoy lots of amenities such as Shell Place, the local Library, and the MacDonald Island Golf & Country Club, not to mention the many trails and views around the area of the Athabasca River. Call to view today. 24-hour notice required. Showings are during onsite rental office hours.

Inclusions:

Fridge, stove

Property Listed By:

EXP REALTY

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





