



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**21 MACDONALD Drive #1644, Fort McMurray T9H 4H4**

MLS® #: **A2120339**

Area: **Downtown**

Listing Date: **04/05/24**

List Price: **\$69,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$5k, 03-Dec**

Association: **Fort McMurray**



General Information

Prop Type: **Residential Apartment**  
Sub Type: **Fort McMurray**  
City/Town: **Fort McMurray**  
Year Built: **1978**

Finished Floor Area

Abv Sqft: **1,106**  
Low Sqft:  
Ttl Sqft: **1,106**

Lot Information

Lot Sz Ar:  
Lot Shape:

DOM

**361**  
Layout  
Beds: **2 (2 )**  
Baths: **1.5 (1 1)**  
Style: **Apartment-Multi Level Unit**

Parking

Ttl Park: **1**  
Garage Sz:

Access:

**See Remarks**

Lot Feat:

**Covered,Parkade,Stall,Titled**

Park Feat:

Utilities and Features

Roof: **Membrane**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Balcony**

Construction: **Concrete**  
Flooring: **Carpet,Laminate,Linoleum**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Microwave,Refrigerator,Stove(s),Washer**  
Int Feat: **See Remarks**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Kitchen</b>	<b>Main</b>	<b>7`6" x 12`10"</b>	<b>Living Room</b>	<b>Main</b>	<b>18`7" x 21`4"</b>
<b>Furnace/Utility Room</b>	<b>Main</b>	<b>5`8" x 4`6"</b>	<b>2pc Bathroom</b>	<b>Main</b>	<b>4`8" x 4`7"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>11`11" x 13`8"</b>	<b>Bedroom</b>	<b>Second</b>	<b>12`0" x 9`5"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>8`5" x 4`11"</b>	<b>Storage</b>	<b>Second</b>	<b>8`4" x 9`4"</b>

Legal/Tax/Financial

Condo Fee:  
**\$851**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**BOR1**

Legal Desc: **1122235**

Remarks

Pub Rmks: **Welcome to 21 MacDonald Dr #1644: Ready for immediate possession, this 2 bed, 1.5 bath 2-storey unit offers splendid views and is an ideal investment opportunity or perfect if you're looking to own your own property. As you step inside, you're greeted by an inviting open-concept living area adorned with neutral paint and laminate flooring. The main floor features a white kitchen, a convenient 2pc bathroom, and a spacious, relaxing balcony. Upstairs, discover a generously sized primary bedroom with double closets, a full 4pc bathroom, an additional bedroom, a sizeable storage room, and in-unit laundry facilities. Conveniently located in the downtown core, steps away from MacDonald Island Park, a golf course and many other amenities. Residents of River Park Glen enjoy access to an on-site daycare, community gardens, fitness/recreation centre, full-time on-location property management staff, and 24/7 security. This unit also comes with one covered titled parking spot; schedule your viewing today!**

Inclusions: **All furniture is negotiable**  
Property Listed By: **The Agency North Central Alberta**

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





