



THE
A-TEAM

**RE/MAX
FIRST**

13221 MACDONALD Drive #106, Fort McMurray T9H 4H2

MLS® #: **A2131011**

Area: **Downtown**

Listing Date: **05/09/24**

List Price: **\$69,888**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$10k, 09-Sep**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Apartment

City/Town:

Fort McMurray

Year Built:

1972

Lot Information

Lot Sz Ar:

Finished Floor Area

Abv Sqft:

667

Low Sqft:

Ttl Sqft:

667

Lot Shape:

DOM

226

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,Titled,Underground

Utilities and Features

Roof:

Heating: **Baseboard**

Sewer:

Ext Feat: **Balcony**

Construction:

Concrete

Flooring:

Laminate

Water Source:

Fnd/Bsmt:

Kitchen Appl:

Refrigerator,Stove(s)

Int Feat:

See Remarks

Utilities:

Room Information

Room

4pc Bathroom

Bedroom - Primary

Level

Main

Main

Dimensions

4`10" x 7`5"

13`10" x 9`11"

Room

Bedroom

Level

Main

Dimensions

10`6" x 7`10"

Legal/Tax/Financial

Condo Fee:

\$681

Title:

Fee Simple

Fee Freq:

Monthly

Zoning:

BOR1

Legal Desc:

1122235

Remarks

Pub Rmks:

PRIME LOCATION FOR THIS 2 BEDROOM 2 BATHROOM CONDO AS YOU ARE LOCATED IN THE HEART OF ALL AMENDTIES, MACDONALD ISLAND PARK, WALKING TRAILS, RIVER, SHOPPING AND MORE. This ground level renovated condo is a great location for those with pets that need easy access outside, plus you get an enclosed lower deck. This affordable condo has seen updates such as kitchen cabinets, backsplash, updated laminate floors and an updated 4 pc renovated bathroom. This condo offers a great living space with an ample kitchen, dining room and living room. In addition, you have 2 bedrooms and a large in-suite storage room. This condo is complete with 1 underground titled parking stall. This building is well maintained by onsite managers and offers a secure building. This is an excellent opportunity for investors as property is currently rented and renters want to stay, or for those looking to stop paying rent and own. Property is currently rented as to why there are no interior photos, property is in good condition. Call today for your personal tour.

Inclusions:

Fridge, stove, one titled parking stall

Property Listed By:

COLDWELL BANKER UNITED

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