



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**

Finished Floor Area
Abv Sqft: **667**
Low Sqft:
Ttl Sqft: **667**

DOM

130
Layout
Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **High-Rise (5+)**

Lot Information

Lot Sz Ar:
Lot Shape:

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	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	4' 10" x 7' 5"	Bedroom	Main	10' 6" x 7' 10"
Bedroom - Primary	Main	13' 10" x 9' 11"			

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