



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**13221 MACDONALD Drive #402, Fort McMurray T9H 4H2**

MLS® #: **A2131012**

Area: **Downtown**

Listing Date: **05/10/24**

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

**225**

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:

**Ceramic Tile,Laminate,Linoleum**

Water Source:

Fnd/Bsmt:

Kitchen Appl:

**Refrigerator,Stove(s)**

Int Feat:

**Built-in Features,Laminate Counters**

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:

**\$613**

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 affordable condo has seen updates such as kitchen cabinets, back splash, 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. Situated on the 4th floor with a private balcony with views. This condo is complete with 1 underground titled parking stall. This building is being 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. Call today for your personal tour. Property is currently rented as to why there are no interior photos, property is in good condition.**

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**