



THE
A-TEAM

**RE/MAX
FIRST**

21 MACDONALD Drive #1646, Fort McMurray T9H 4H4

MLS® #: **A2154335**

Area: **Downtown**

Listing Date: **07/31/24**

List Price: **\$99,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

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: **1,159**
Low Sqft:
Ttl Sqft: **1,159**

Lot Information

Lot Sz Ar:
Lot Shape:

DOM

49
Layout
Beds: **3 (3)**
Baths: **2.0 (2 0)**
Style: **Multi Level Unit**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:
Park Feat: **Plug-In,Stall**

Utilities and Features

Roof: **Asphalt**
Heating: **Forced Air**
Sewer:
Ext Feat: **Courtyard,Lighting,Playground,Private Entrance**

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

Kitchen Appl: **Central Air Conditioner,Electric Range,Microwave Hood Fan,Window Coverings**
Int Feat: **Laminate Counters,Separate Entrance,Wet Bar**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Second	1`0" x 1`0"	Bedroom	Second	1`0" x 1`0"
Bedroom	Second	1`0" x 1`0"	3pc Bathroom	Main	
4pc Bathroom	Second				

Legal/Tax/Financial

Condo Fee:
\$850

Title: **Fee Simple**
Fee Freq:

Zoning: **BOR1**

Monthly

Legal Desc: **1122235**

Remarks

Pub Rmks: **This unit features a separate entrance to the second floor! Central A/C and upgrades throughout! Second floor equipped with a smartly designed kitchenette complete with built-in microwave oven & hood, refrigerator and a full bathroom. Still upstairs are 3 bedrooms with views to MacDonald Island . This area has some unique features to further enhance privacy from the lower main floor. On the main floor - the kitchen has been up-graded to include tiled backsplash and cupboards. The bathroom has been renovated to include a stand-up shower and heated toilet seat. Large balcony off the main floor living room has views of MacDonald Island and is well within walking distance to all this amazing facility has to offer. Satisfy your recreational energy with easy access to MacDonald Island and its facilities. Visit the many water-front walking/biking trails that border the property and give access to attractions and amenities. This property has much to offer!!**

Inclusions: **N/A**
Property Listed By: **ROYAL LEPAGE BENCHMARK**

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