



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**13221 MACDONALD Drive #1205, Fort McMurray T9H 4H2**

MLS® #: **A2163466**      Area: **Downtown**      Listing Date: **09/07/24**      List Price: **\$60,700**  
 Status: **Active**      County: **Wood Buffalo**      Change: **-\$2k, 12-Nov**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Fort McMurray**  
 Year Built: **1972**  
Lot Information  
 Lot Sz Ar:  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **512**  
 Low Sqft:  
 Ttl Sqft: **512**

DOM

**168**  
Layout  
 Beds: **1 (1 )**  
 Baths: **1.0 (1 0)**  
 Style: **High-Rise (5+)**

Parking

Ttl Park: **1**  
 Garage Sz:

Access:  
 Lot Feat:  
 Park Feat: **Carport**

Utilities and Features

Roof:  
 Heating: **Baseboard,Hot Water**  
 Sewer:  
 Ext Feat: **Balcony**

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

Kitchen Appl: **Electric Stove,Refrigerator**  
 Int Feat: **Ceiling Fan(s)**  
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living/Dining Room Combination</b>	<b>Main</b>	<b>13`2" x 15`6"</b>	<b>Kitchen</b>	<b>Main</b>	<b>7`1" x 7`0"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`0" x 13`8"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>5`0" x 8`9"</b>

Legal/Tax/Financial

Condo Fee: **\$442**      Title: **Fee Simple**      Zoning: **BOR1**

Legal Desc: 1122235

Fee Freq:  
**Monthly**

Remarks

Pub Rmks: **MILLION DOLLAR VIEWS, LOW CONDO FEES! Imagine these beautiful views from your balcony! 12th floor down town condo close to all amenities including MacIsland swimming, golfing, tennis, concerts, restaurants and more. Canada Day is spectacular watching the fire works from your balcony. This unit is great as an investment or move right in. Spacious living room with galley kitchen, one bedroom and a full bath. Storage room in the unit will hold all your little extras. Laundry available on the 3rd floor. Two elevators and covered parking. Stop paying rent and start moving.**

Inclusions: **N/A**  
Property Listed By: **3% REALTY FORT MCMURRAY**

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







