



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 Apartment**
Sub Type: **Fort McMurray**
City/Town: **Fort McMurray**
Year Built: **1972**

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

DOM

135
Layout
Beds: **1 (1)**
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: **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

Room Level
Living/Dining Room Combination **Main**
Bedroom **Main**
Dimensions
13`2" x 15`6"
9`0" x 13`8"

Room Level Dimensions
Kitchen **Main** **7`1" x 7`0"**
4pc Bathroom **Main** **5`0" x 8`9"**

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





