



THE
A-TEAM

**RE/MAX
FIRST**

21 MACDONALD Drive #1501, Fort McMurray T9H 4H4

MLS® #: **A2183625** Area: **Downtown** Listing Date: **12/16/24** List Price: **\$82,900**
 Status: **Active** County: **Wood Buffalo** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Fort McMurray**
 Year Built: **1978**
Lot Information
 Lot Sz Ar: Finished Floor Area
 Lot Shape: Abv Sqft: **985**
 Low Sqft:
 Ttl Sqft: **985**

DOM

5
Layout
 Beds: **3 (3)**
 Baths: **1.5 (1 1)**
 Style: **2 Storey**

Parking

Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat: **See Remarks**
 Park Feat: **Covered,Owned,Parkade,Plug-In,Stall**

Utilities and Features

Roof: **Tar/Gravel** Construction: **Concrete**
 Heating: **Forced Air,Natural Gas** Flooring: **Laminate,Linoleum**
 Sewer: Water Source:
 Ext Feat: **Private Entrance** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Electric Range,Electric Stove,Refrigerator**
 Int Feat: **See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	6`3" x 4`4"	Dining Room	Main	10`1" x 8`1"
Kitchen	Main	8`9" x 8`1"	Living Room	Main	12`1" x 18`2"
4pc Bathroom	Second	8`1" x 4`11"	Bedroom	Second	7`1" x 9`8"
Bedroom	Second	9`2" x 9`7"	Bedroom - Primary	Second	12`2" x 8`6"

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$749

Fee Simple

BOR1

Fee Freq:
Monthly

Legal Desc: **1122235**

Remarks

Pub Rmks: **END UNIT! RENOVATED TOWN HOME! AFFORDABLE PRICE!! COVERED ENERGIZED PARKING STALL! Welcome to #1501 at 21 Macdonald Drive. The main floor this home offers a spacious living room that comes with a sliding door that gives access to the back green space. Beside the living area you will find the renovated kitchen area, and dining space. The main floor also offers laundry, a half bathroom, and storage under the stairs. Up the stairs there are 3 bedrooms on the second level, a storage area, and a recently renovated full bathroom. Outside there is a covered parking stall that is 20ft from your front door(stall #114A). Other renovations include newer flooring, newer exterior doors, new paint, and recent bathroom renovations. This property is in walking distance to one of the largest recreation centres in Western Canada (Macdonald Island Park), minutes from the clearwater river, and walking trails. Call now to book your personal showing.**

Inclusions:
Property Listed By: **Fridge, Stove, Hood fan, Washer, Dryer,
ROYAL LEPAGE BENCHMARK**

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







