



THE
A-TEAM

**RE/MAX
FIRST**

11721 MACDONALD Drive #602, Fort McMurray T9H 4H1

MLS®#: **A2185769**

Area: **Downtown**

Listing Date: **01/06/25**

List Price: **\$66,900**

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: **1972**

Finished Floor Area
Abv Sqft: **670**
Low Sqft:
Ttl Sqft: **670**

Lot Information
Lot Sz Ar:
Lot Shape:

DOM

14
Layout
Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **High-Rise (5+)**

Access:
Lot Feat:
Park Feat: **Parkade**

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof:
Heating: **Radiant**
Sewer:
Ext Feat: **Balcony**

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

Kitchen Appl: **Microwave,Range,Range Hood,Refrigerator**
Int Feat: **Laminate Counters**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Main	5`0" x 7`5"
Dining Room	Main	7`7" x 13`7"
Living Room	Main	10`0" x 13`7"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom	Main	10`7" x 8`2"
Kitchen	Main	7`2" x 7`1"
Bedroom - Primary	Main	14`0" x 10`0"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$613

Fee Simple

BOR1

Fee Freq:

Monthly

Legal Desc: **1122235**

Remarks

Pub Rmks: **This spacious two-bedroom unit boasts large windows that fill the home with natural light, a bright white kitchen and bathroom cabinetry, and a generous living area. Step out onto the expansive covered balcony, where you'll enjoy stunning views of the bridge leading north of town—a perfect spot to unwind and take in the scenery. Located in a well-maintained complex, you'll benefit from 24/7 on-site security, full-time janitorial staff, outdoor recreation areas, and access to a fully equipped indoor gym. Condo fees conveniently include water, sewage, and heat, making this an exceptional value. Ready for immediate possession, this is an ideal home or investment opportunity. Schedule your tour today and experience all this fantastic property has to offer!**

Inclusions: **N/A**
Property Listed By: **EXP REALTY**

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



