



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**14921 MACDONALD Drive #209, Fort McMurray T9H5C5**

MLS® #: **A2186966**

Area: **Downtown**

Listing Date: **01/10/25**

List Price: **\$46,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$3k, 14-Feb**

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: **901**  
Low Sqft:  
Ttl Sqft: **901**

DOM

**81**  
Layout  
Beds: **2 (2 )**  
Baths: **1.0 (1 0)**  
Style: **Apartment-Low-Rise (1-4)**

Lot Information

Lot Sz Ar:  
Lot Shape:

Parking

Ttl Park: **1**  
Garage Sz:

Access:  
Lot Feat:  
Park Feat:

**Stall**

Utilities and Features

Roof:  
Heating: **Baseboard**  
Sewer:  
Ext Feat: **Balcony,Lighting,Other**

Construction: **Other**  
Flooring: **Carpet,Tile**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Microwave,Range Hood,Refrigerator,Stove(s)**  
Int Feat: **See Remarks**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Bedroom</b>	<b>Main</b>	<b>9`8" x 13`1"</b>
<b>Kitchen</b>	<b>Main</b>	<b>15`0" x 13`0"</b>
<b>Dining Room</b>	<b>Main</b>	<b>10`3" x 13`2"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Bedroom</b>	<b>Main</b>	<b>9`11" x 13`0"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>5`0" x 8`9"</b>

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

**\$749**

**Fee Simple**

**BOR1**

Fee Freq:

**Monthly**

Legal Desc: **1122235**

Remarks

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Pub Rmks: **Welcome to 14921 209 Macdonald Drive - a second floor unit with river views off the balcony, just steps away from Macdonald Island Park, shopping centers, The Snye park, restaurants bus stops, walking trails + so much more! Take advantage of this great opportunity to own an investment property or a perfect place to call home! This 2 bedroom 1 bathroom unit has an open concept with endless opportunities! This unit currently has long time tenants who are looking to stay if you are looking for a great investment opportunity! Call today for your personal tour!**

Inclusions: **N/A**

Property Listed By: **COLDWELL BANKER UNITED**

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