



THE
A-TEAM

**RE/MAX
FIRST**

14921 MACDONALD Drive #209, Fort McMurray T9H5C5

MLS® #: **A2186966**

Area: **Downtown**

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

List Price: **\$49,900**

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

Lot Information

Lot Sz Ar:
Lot Shape:

DOM

10

Layout

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

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

Room	Level	Dimensions
Bedroom	Main	9`8" x 13`1"
Kitchen	Main	15`0" x 13`0"
Dining Room	Main	10`3" x 13`2"

Room	Level	Dimensions
Bedroom	Main	9`11" x 13`0"
4pc Bathroom	Main	5`0" x 8`9"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$749

Fee Simple

BOR1

Fee Freq:

Monthly

Legal Desc: **1122235**

Remarks

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**

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