



THE  
**A-TEAM**

**RE/MAX  
FIRST**

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

MLS® #: **A2186966**

Area: **Downtown**

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

List Price: **\$45,000**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$2k, 20-May**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Apartment**

City/Town:

**Fort McMurray**

Year Built:

**1972**

Lot Information

Lot Sz Ar:

Lot Shape:

Finished Floor Area

Abv Sqft:

**901**

Low Sqft:

Ttl Sqft:

**901**

DOM

**182**

Layout

Beds:

**2 (2 )**

Baths:

**1.0 (1 0)**

Style:

**Apartment-Low-Rise  
(1-4)**

Parking

Ttl Park:

**1**

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Stall**

Utilities and Features

Roof:

**Baseboard**

Heating:

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

**Bedroom**

**Kitchen**

**Dining Room**

Level

**Main**

**Main**

**Main**

Dimensions

**9`8" x 13`1"**

**15`0" x 13`0"**

**10`3" x 13`2"**

Room

**Bedroom**

**4pc Bathroom**

Level

**Main**

**Main**

Dimensions

**9`11" x 13`0"**

**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**