



THE
A-TEAM

**RE/MAX
FIRST**

11721 MACDONALD Drive #910, Fort McMurray T9H4H1

MLS® #: **A2203600**

Area: **Downtown**

Listing Date: **03/18/25**

List Price: **\$69,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$6k, 16-Apr**

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:

712

Low Sqft:

Ttl Sqft:

712

DOM

74

Layout

Beds:

2 (2)

Baths:

1.0 (1 0)

Style:

**Apartment-Single
Level Unit**

Parking

Ttl Park:

1

Garage Sz:

Access:

Lot Feat:

Park Feat:

Parkade

Utilities and Features

Roof:

Baseboard

Heating:

Sewer:

Ext Feat:

Balcony

Construction:

Concrete

Flooring:

Laminate, Linoleum

Water Source:

Fnd/Bsmt:

Kitchen Appl:

Microwave, Refrigerator, Stove(s)

Int Feat:

Storage

Utilities:

Room Information

Room

4pc Bathroom

Bedroom

Kitchen

Storage

Level

Main

Main

Main

Main

Dimensions

8`7" x 5`0"

13`10" x 10`2"

7`1" x 7`2"

5`3" x 3`11"

Room

Bedroom

Dining Room

Living Room

Level

Main

Main

Main

Dimensions

10`7" x 9`4"

10`5" x 8`0"

10`6" x 12`7"

Legal/Tax/Financial

Condo Fee:

\$647

Title:

Fee Simple

Zoning:

BOR1

Legal Desc:	1122235	Fee Freq: Monthly	Remarks
Pub Rmks:	Welcome to 910-11721 MacDonald Dr, A fantastic 9th-floor unit offering an ideal blend of comfort and affordability ready. Downtown, 3-bedroom condo features a well-appointed kitchen, a cozy dining room, and ample living space, making it perfect for both families and tenants. you have access to a gym, rec centre as well for sports. Enjoy the convenience of your own parkade stall, Priced reasonably, this unit presents a great opportunity for affordable living. This unit has an amazing view. Don't miss out on this excellent investment or your next home sweet home! Schedule a viewing today and see all the potential this unit holds.		
Inclusions: Property Listed By:	N/A EXP REALTY		

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



