



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**21 MACDONALD Drive #1538, Fort McMurray T9H4H4**

MLS® #: **A2207281**

Area: **Downtown**

Listing Date: **03/31/25**

List Price: **\$59,999**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$5k, 12-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Fort McMurray**  
Year Built: **1978**

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **973**  
Low Sqft:  
Ttl Sqft: **973**

Access:  
Lot Feat:  
Park Feat:

**See Remarks**  
**Parkade,Underground**

DOM

**61**  
Layout  
Beds: **3 (3 )**  
Baths: **1.5 (1 1)**  
Style: **Townhouse**

Parking

Ttl Park: **1**  
Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Lighting,Other,Private Entrance**

Construction: **Wood Frame**  
Flooring: **Laminate**  
Water Source:  
Fnd/Bsmt: **Slab**

Kitchen Appl: **Dishwasher,Refrigerator,Stove(s),Washer/Dryer**  
Int Feat: **See Remarks**  
Utilities:

## Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u> <u>Legal/Tax/Financial</u>	<u>Level</u>	<u>Dimensions</u>
Condo Fee: <b>\$783</b>		Title: <b>Fee Simple</b> Fee Freq: <b>Monthly</b>		Zoning: <b>BOR1</b>	
Legal Desc:	<b>1122235</b>				
Remarks					
Pub Rmks:	<b>Welcome to 21 Macdonald Drive #1538, WHERE INVESTMENT OPPURTUNITY AWAITS!!! This spacious townhouse offers 3 bedrooms, 2 bathrooms, In unit Laundry, tons of storage and living space. This home features laminate flooring throughout, tons of natural light in the living room with entry to the outdoor patio. The location of this home is conveniently located walking distance to Mac Island, walking trails, river views, restaurants, shopping and so much more! This unit currently has long term tenants who are looking to stay making this home a great investment opportunity. If an investment opportunity isn't what you are looking for this unit has tons of space, a great location and affordably priced making it the perfect place to call home! Don't miss out call today for your private viewing!</b>				
Inclusions: Property Listed By:	<b>Fridge, Stove, Dishwasher, Washer, Dryer. COLDWELL BANKER UNITED</b>				

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

