



THE
A-TEAM

**RE/MAX
FIRST**

11721 MACDONALD Drive #602, Fort McMurray T9H 4H1

MLS® #: **A2208413**

Area: **Downtown**

Listing Date: **04/03/25**

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:

670

Low Sqft:

Ttl Sqft:

670

DOM

58

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:

Heating:

Radiant

Sewer:

Ext Feat:

Balcony

Construction:

Concrete

Flooring:

Laminate

Water Source:

Fnd/Bsmt:

Kitchen Appl:

Microwave,Range,Range Hood,Refrigerator

Int Feat:

Laminate Counters

Utilities:

Room Information

Room

4pc Bathroom

Dining Room

Living Room

Level

Main

Main

Main

Dimensions

5`0" x 7`5"

7`7" x 13`7"

10`0" x 13`7"

Room

Bedroom

Kitchen

Bedroom - Primary

Level

Main

Main

Main

Dimensions

10`7" x 8`2"

7`2" x 7`1"

14`0" x 10`0"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$579

Fee Simple

BOR1

Fee Freq:

Monthly

Legal Desc:

1122235

Remarks

Pub Rmks:

This spacious two-bedroom unit boasts large windows that fill the home with natural light, a bright white kitchen and bathroom cabinetry, and a generous living area. Step out onto the expansive covered balcony, where you'll enjoy stunning views of the bridge leading north of town—a perfect spot to unwind and take in the scenery. Located in a well-maintained complex, you'll benefit from 24/7 on-site security, full-time janitorial staff, outdoor recreation areas, and access to a fully equipped indoor gym. Condo fees conveniently include water, sewage, and heat, making this an exceptional value. Ready for immediate possession, this is an ideal home or investment opportunity. Schedule your tour today and experience all this fantastic property has to offer!

Inclusions:

n/a

Property Listed By:

EXP REALTY

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



