



THE
A-TEAM

**RE/MAX
FIRST**

11721 MACDONALD Drive #606, Fort McMurray T9H4H3

MLS® #: **A2209305**

Area: **Downtown**

Listing Date: **04/07/25**

List Price: **\$52,900**

Status: **Pending**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Apartment

City/Town:

Fort McMurray

Year Built:

1972

Lot Information

Finished Floor Area

Abv Sqft:

516

Low Sqft:

Ttl Sqft:

516

Lot Sz Ar:

Lot Shape:

DOM

12

Layout

Beds:

1 (1)

Baths:

1.0 (1 0)

Style:

**Apartment-Single
Level Unit**

Access:

Lot Feat:

Park Feat:

Parkade

Parking

Ttl Park:

1

Garage Sz:

Utilities and Features

Roof:

Heating: **Radiant**

Sewer:

Ext Feat: **Balcony**

Construction:

Concrete

Flooring:

Vinyl

Water Source:

Fnd/Bsmt:

Kitchen Appl:

Microwave,Refrigerator,Stove(s)

Int Feat:

Elevator,Laminate Counters

Utilities:

Room Information

Room

4pc Bathroom

Dining Room

Living Room

Level

Main

Main

Main

Dimensions

5`0" x 8`10"

13`1" x 5`9"

13`1" x 9`8"

Room

Bedroom

Kitchen

Level

Main

Main

Dimensions

9`3" x 13`8"

7`1" x 7`2"

Legal/Tax/Financial

Condo Fee:

\$443

Title:

Fee Simple

Fee Freq:

Zoning:

BOR1

Legal Desc:	1122235	Monthly	Remarks
Pub Rmks:	Welcome to Unit 606 - a beautifully renovated 1-bedroom condo in the heart of downtown! This stylish unit features a brand-new white kitchen, all-new vinyl flooring, and fresh paint throughout. The full bathroom has been completely updated, and this unit has never been lived in since the renovation—everything is fresh and ready for you! Enjoy stunning views from your unit in this solid concrete building, which also offers an onsite gym for added convenience. Whether you're looking for an affordable place to call home or an excellent rental investment, this condo delivers exceptional value in a prime location. Don't miss this opportunity—schedule your showing today!		
Inclusions:	N/A		
Property Listed By:	EXP REALTY		

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



