



THE
A-TEAM

**RE/MAX
FIRST**

21 MACDONALD Drive #1616, Fort McMurray T9H 4H4

MLS® #: **A2212231**

Area: **Downtown**

Listing Date: **04/15/25**

List Price: **\$84,000**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Apartment

City/Town:

Fort McMurray

Year Built:

1978

Lot Information

Finished Floor Area

Abv Sqft:

1,033

Low Sqft:

Ttl Sqft:

1,033

Lot Sz Ar:

Lot Shape:

DOM

78

Layout

Beds:

3 (3)

Baths:

1.5 (1 1)

Style:

**Apartment-Multi
Level Unit**

Access:

Lot Feat:

Park Feat:

Parkade

Parking

Ttl Park:

1

Garage Sz:

Utilities and Features

Roof:

Heating: **Forced Air**

Sewer:

Ext Feat: **Balcony**

Construction:

Concrete

Flooring:

Carpet,Laminate,Linoleum

Water Source:

Fnd/Bsmt:

Kitchen Appl:

Dishwasher,Microwave,Range,Refrigerator

Int Feat:

Elevator

Utilities:

Room Information

Room

Level

Dimensions

Room

Level

Dimensions

Legal/Tax/Financial

Condo Fee:

\$817

Title:

Fee Simple

Fee Freq:

Monthly

Zoning:

BOR1

Legal Desc:

1122235

Remarks

Pub Rmks:

Welcome to this spacious and well-maintained two-level townhouse-style apartment offering exceptional value and lifestyle in the heart of the city. This home features three bedrooms, two bathrooms, and a versatile extra room perfect for a home office or play room for the kids. Enjoy peace of mind with secure building access and the convenience of a titled parking stall. The private balcony offers serene views of the community garden, The Snye, and the nearby walking trails, creating the perfect backdrop for your morning coffee. Located just steps from the riverfront and MacDonald Island Park, you'll have access to incredible amenities including a swimming pool, library, ice rinks, gym, indoor track, and even a golf course. The building itself also boasts a fully equipped gym, recreation room for gatherings, basketball courts, and more. A rare opportunity to own an affordable home in a vibrant, amenity-rich location!

Inclusions:

N/A

Property Listed By:

EXP REALTY

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

