



THE
A-TEAM

**RE/MAX
FIRST**

21 MACDONALD Drive #1600, Fort McMurray T9H 4H4

MLS® #: **A2227586**

Area: **Downtown**

Listing Date: **06/06/25**

List Price: **\$84,900**

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

Lot Sz Ar:

Lot Shape:

Finished Floor Area

Abv Sqft:

1,143

Low Sqft:

Ttl Sqft:

1,143

DOM

23

Layout

Beds:

3 (3)

Baths:

1.5 (1 1)

Style:

**Apartment-Multi
Level Unit**

Access:

Lot Feat:

Park Feat:

Other

Parkade

Parking

Ttl Park:

1

Garage Sz:

Utilities and Features

Roof: **Flat**

Heating: **Forced Air**

Sewer:

Ext Feat: **Balcony, Courtyard, Garden**

Construction:

Concrete, Vinyl Siding

Flooring:

Carpet, Laminate

Water Source:

Fnd/Bsmt:

Kitchen Appl:

Microwave, Refrigerator, Stove(s), Wall/Window Air Conditioner

Int Feat:

No Animal Home, No Smoking Home, Storage

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	4`7" x 4`6"	4pc Bathroom	Second	4`11" x 8`4"
Kitchen	Main	10`2" x 8`5"	Dinette	Main	11`6" x 7`3"
Living Room	Main	11`4" x 11`3"	Bedroom	Second	9`3" x 8`3"
Bedroom	Second	12`0" x 8`0"	Bedroom - Primary	Second	12`0" x 9`5"
Storage	Second	5`6" x 3`5"			

Legal/Tax/Financial

Condo Fee: \$780	Title: Fee Simple Fee Freq: Monthly	Zoning: BOR1
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Legal Desc:	1122235	Remarks
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Pub Rmks:	<p>What a great investment opportunity or for the first time homeowner and get out of the rental rut today! This home has 3 spacious bedrooms on the upper level and an over sized storage unit for all the things. There is a 1- 4 pc bathroom on the 2 second floor and a 1-2 pc bathroom on the main floor just off the kitchen for your convenience. This property has lots of windows to let in all the natural light and a large balcony off the eating area the perfect place to relax and enjoy the evening sun sets as it faces NW. The seller has also had installed new carpet installed in the living room. The location of this property is second to none as it sits in the heart of the Clearwater River valley. Close to everything you will need parks, shopping, bus route, schools shopping and the local trails. This home also comes with 1 titled parking stall in the parkaid located very close to the unit.</p>
Inclusions: Property Listed By:	<p>Existing Fridge, Stove, Microwave, all window coverings, All furniture is Negotiable</p> <p>ROYAL LEPAGE BENCHMARK</p>

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



