



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**11721 MACDONALD Drive #1106, Fort McMurray T9H4H1**

MLS® #: **A2233201**

Area: **Downtown**

Listing Date: **06/20/25**

List Price: **\$45,000**

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

Lot Sz Ar:

Lot Shape:

Finished Floor Area

Abv Sqft:

**514**

Low Sqft:

Ttl Sqft:

**514**

DOM

**0**

Layout

Beds:

**1 (1 )**

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: **Asphalt**

Heating: **Radiant**

Sewer:

Ext Feat: **Balcony**

Construction:

**Concrete**

Flooring:

**Carpet, Vinyl**

Water Source:

Fnd/Bsmt:

Kitchen Appl:

**Microwave, Range, Refrigerator**

Int Feat:

**Laminate Counters**

Utilities:

Room Information

Room

Level

Dimensions

Room

Legal/Tax/Financial

Level

Dimensions

Condo Fee:

**\$443**

Title:

**Fee Simple**

Fee Freq:

**Monthly**

Zoning:

**BOR1**

Legal Desc:

**1122235**

Remarks

Pub Rmks:

**Welcome to this well-maintained 1-bedroom condo located in a solid concrete building right in the heart of downtown! Whether you're a first-time buyer or savvy**

investor, this unit offers excellent rental potential with its unbeatable location just steps from shops, restaurants, and city amenities. Enjoy a large private deck, perfect for relaxing or entertaining, and take advantage of the onsite gym and secure building features. Low-maintenance living in a building known for its quality construction and convenience—this is downtown living done right!

Inclusions:

N/A

Property Listed By:

**EXP REALTY**

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