



THE
A-TEAM

**RE/MAX
FIRST**

13221 MACDONALD Drive #108, Fort McMurray T9H 4H2

MLS® #: **A2233266**

Area: **Downtown**

Listing Date: **06/22/25**

List Price: **\$62,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential Apartment**
Sub Type: **Fort McMurray**
City/Town: **Fort McMurray**
Year Built: **1972**

Finished Floor Area
Abv Sqft: **692**
Low Sqft:
Ttl Sqft: **692**

DOM

0
Layout
Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **Apartment-Single Level Unit**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:
Lot Feat:
Park Feat:

Off Street, Parking Lot, Stall, Titled

Utilities and Features

Roof:
Heating: **Baseboard**
Sewer:
Ext Feat: **Other**

Construction: **Concrete**
Flooring: **Vinyl**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Electric Stove, Range Hood, Refrigerator**
Int Feat: **Pantry**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			<u>Legal/Tax/Financial</u>		

Condo Fee: **\$647**
Title: **Fee Simple**
Fee Freq: **Monthly**

Zoning: **BOR1**

Legal Desc: **1122235**

Remarks

Pub Rmks:

Welcome to this well-maintained 692 sq ft ground-floor corner unit offering 2 bedrooms and a 4-piece bath with updated cabinetry and a tiled tub/shower. Featuring vinyl flooring throughout and no carpet, this home includes a well-appointed kitchen and plenty of generous in-unit storage closets. Ideally located beside scenic biking paths that follow the Snye and Athabasca Rivers, and within walking distance to MacDonald Island, Shell Place, and all downtown amenities. This unit comes with a titled parking stall (171A) visible from the unit and near the building's front entrance for added convenience. Building amenities include 24-hour security, on-site management, shared laundry, and a fitness room. Condo fees of \$646.72/month cover heat, water, garbage, exterior maintenance, professional management, reserve fund contributions, and building insurance. A tenant is currently in place with a lease through August 2026, making this a great investment opportunity.

Inclusions:

Fridge, stove, hood fan, window coverings, visitor parking pass, keys, key fobs (x2)

Property Listed By:

COLDWELL BANKER UNITED

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





