



GRASSROOTS
REALTY GROUP

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**1102, 13221 Macdonald Drive
Fort McMurray, Alberta**

MLS # A2245545



\$76,000

Division:	Downtown		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	674 sq.ft.	Age:	1972 (53 yrs old)
Beds:	2	Baths:	1
Garage:	Parkade, Permit Required, Secured, Titled		
Lot Size:	-		
Lot Feat:	Views		

Heating:	Hot Water, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	See Remarks	Condo Fee:	\$ 613
Basement:	-	LLD:	-
Exterior:	Concrete, Mixed	Zoning:	BOR1
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: fridge, stove

COME FOR THE STUNNING VIEWS FROM YOUR BALCONY! TRULY Affordable living in a PRIME location of Downtown. THE PERFECT LOCATION, Walk to MacDonald Island for all your leisure pleasure such as golfing, hockey, swimming, concerts at SMS Place & more! If you need a great place to hold up without breaking the bank, then BRING YOUR CHEQUE BOOK & MOVE RIGHT IN! This RENOVATED 2 bedroom, 1 bath condo/apt is on the 11th Floor , elevator in the building. Call now to view. Condo fee is \$612.48/mo and includes heat, hot-water, insurance for the complex, common area and exterior maintenance for the building. Comes with one titled covered parking stall. CALL NOW. 24 hour notice required for all showings.