



GRASSROOTS
REALTY GROUP

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**218, 14921 Macdonald Drive
Fort McMurray, Alberta**

MLS # A2252700



\$45,000

Division:	Downtown		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	900 sq.ft.	Age:	1972 (54 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 749
Basement:	-	LLD:	-
Exterior:	Mixed	Zoning:	BOR1
Foundation:	-	Utilities:	-
Features:	Walk-In Closet(s)		

Inclusions: fridge, stove

Looking for a smart investment or a future home in the heart of Fort McMurray? This two-bedroom, one-bath condo in the downtown neighbourhood has everything you need to keep life simple, connected, and low-stress. The location? Prime. Schools, parks, shopping, and MacDonald Island Park are all close by, so whether you're walking to grab a coffee, catching a game, or heading out for a riverfront run, your options are wide open. Inside, you'll find two comfortable bedrooms, including a primary bedroom with room for that big bed you've been eyeing and a full bathroom that gets the job done without fuss. The living space is bright, practical, and surprisingly roomy, with enough square footage to entertain friends or just sprawl out after a long day. Now let's talk numbers. This condo is currently rented for \$1,250 per month, with a tenant lease secured until February 28, 2027. Condo fees are \$748.83, covering the essentials that keep the property well-maintained, so you don't have to sweat the details. Whether you're an investor looking to lock down a reliable rental or planning ahead for your own downtown lifestyle, this property checks all the right boxes. Be sure to check out the detailed floor plans in the photos so you can see every sink, shower and counter in the home. Are you ready to say yes to this address?