



GRASSROOTS
REALTY GROUP

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**1106, 13221 Macdonald Drive
Fort McMurray, Alberta**

MLS # A2252736



\$44,900

Division:	Downtown		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	509 sq.ft.	Age:	1972 (53 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade		
Lot Size:	0.00 Acre		
Lot Feat:	-		

Heating:	Radiant	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 443
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	BOR1
Foundation:	-	Utilities:	-
Features:	Laminate Counters		

Inclusions:	N/A
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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!