



**GRASSROOTS**  
REALTY GROUP

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211, 14921 Macdonald Drive  
Fort McMurray, Alberta

MLS # A2254882



**\$49,900**

Division:	Downtown		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	904 sq.ft.	Age:	1972 (53 yrs old)
Beds:	2	Baths:	1
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Radiant	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 749
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	BOR1
Foundation:	-	Utilities:	-
Features:	Laminate Counters		

Inclusions: n/a

Investor Alert! This spacious 2-bedroom condo is priced under \$50,000 and offers incredible value. Featuring all brand-new vinyl flooring throughout, a bright white kitchen, and a massive balcony perfect for outdoor enjoyment, this home is move-in ready. Currently tenant-occupied, it's an ideal investment property with rental income already in place. Residents of this well-managed building enjoy access to an on-site gym, while being just minutes from downtown amenities, MacDonald Island, shopping, and more. Don't miss this affordable opportunity in the heart of the city!