



**GRASSROOTS**  
REALTY GROUP

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**1644, 21 Macdonald Drive  
Fort McMurray, Alberta**

**MLS # A2263809**



**\$68,900**

<b>Division:</b>	Downtown		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Multi Level Unit		
<b>Size:</b>	1,115 sq.ft.	<b>Age:</b>	1978 (47 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Parkade		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Flat	<b>Condo Fee:</b>	\$ 851
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	BOR1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters		

**Inclusions:** FRIDGE STOVE DISHWASHER WASHER DRYER

Investor's Dream in the Heart of Downtown! Welcome to 21 McDonald Drive, Unit 1644 – an incredible opportunity for investors or anyone looking for an affordable, spacious home in a prime location. This 1,115 sq ft unit offers a functional and well-designed layout with two massive bedrooms upstairs and a rare oversized storage area (8.5' x 9.5'), giving you plenty of extra space. Enjoy the convenience of in-suite laundry, a feature not often found in these units, and relax in the extra-large living room with lots of natural light. The home is completely carpet-free, making it easy to maintain and ideal for families or tenants. The complex includes a gym facility for residents, and this unit comes with a titled covered parking stall in the parkade. Perfectly located downtown, you're just steps from MacDonald Island Park, trails, and all amenities. Don't miss out on this chance to own a spacious unit with great investment potential in one of Fort McMurray's most convenient locations. Call today to schedule your private showing!