



GRASSROOTS
REALTY GROUP

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209, 11721 Macdonald Drive
Fort McMurray, Alberta

MLS # A2268897



\$59,900

Division:	Downtown		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	735 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:	\$ 647
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	BOR1
Foundation:	-	Utilities:	-
Features:	Laminate Counters		

Inclusions: N/A

INVESTOR ALERT! This fully renovated 2-bedroom, 1-bath apartment is priced at historic lows — an unbeatable opportunity for investors or first-time buyers! The unit has been beautifully updated with a modern white kitchen, sleek vinyl flooring, and fresh white paint throughout, giving it a bright and contemporary feel. Currently tenant-occupied at \$1,300/month with a lease in place until November 2026, providing reliable, long-term rental income from day one. deally situated in the northwest corner of Fort McMurray's downtown core, just steps from McDonald Island Park, offering world-class recreation, sports, and community amenities. all at an incredible price point. Don't miss this rare investment opportunity!