



**GRASSROOTS**  
REALTY GROUP

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**1209, 11721 MacDonald Drive  
Fort McMurray, Alberta**

**MLS # A2269937**



**\$57,400**

<b>Division:</b>	Downtown		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	796 sq.ft.	<b>Age:</b>	1972 (54 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 647
<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, See Remarks		

**Inclusions:** Fridge, Stove, Microwave

An ideal choice for those seeking a low maintenance lifestyle in a central location, complete with the advantage of a built in income opportunity. Conveniently located downtown, close to all amenities, Miskanaw Golf Club, MacDonald Island Park, beautiful walking trails, bus routes, restaurants, medical services and so much more. A great unit for an active lifestyle! This 2 bedroom condo unit is complete with a large living room that features lots of natural light from the patio doors that lead to a great sized balcony, with the most beautiful views, kitchen with white cupboards, newer interior doors, a large closet, 1 bathroom with updated shower tiles, storage room and 1 titled parking stall (464A) complete the package of this 12th-floor unit. The property includes updated flooring throughout the hallways, 24 hr security, 24 hr laundry room, gym, games room, and plenty of visitor parking. Condo fees are \$646.72 and include: Professional management, Common Area Maintenance, Heat, Reserve Fund Contributions, Snow Removal, Trash, Water, and Security. Call now to book your private tour!