



**GRASSROOTS**  
REALTY GROUP

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**223, 14921 Macdonald Drive  
Fort McMurray, Alberta**

**MLS # A2295405**



**\$54,900**

<b>Division:</b>	Downtown		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	894 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	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 765
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks	<b>Zoning:</b>	BOR1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** fridge, stove, OTR microwave

Attention Commuters, investors, and first time home buyer's alike: This condo is ready for new owners, and has undergone plenty of improvements including updated White shaker cabinet doors in the kitchen and bathroom and brand new kitchen backsplash. If space is what you need then this unit is for you- the gallery kitchen leads to a very large and open concept livingroom and dining room area, with access from patio door out to a covered balcony (great view). Both bedrooms are good size but the primary bedroom extra spacious with a walk in closet. The bathroom has had matching white shaker cabinet. Condo fees are \$765.19/mth and include heat, water, garbage, common area maintenance, property management and insurance, and use of all the amenities this complex has to offer- including an impressive fitness center, and an outdoor basketball court.