



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**1006, 13221 Macdonald Drive  
Fort McMurray, Alberta**

**MLS # A2297281**



**\$49,900**

<b>Division:</b>	Downtown		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	516 sq.ft.	<b>Age:</b>	1972 (54 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 452
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks	<b>Zoning:</b>	BOR1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Elevator		

**Inclusions:** FRIDGE, STOVE, ALL WINDOW BLINDS, OVER THE RANGE MICROWAVE,

Scenic Views prime location in downtown Fort McMurray! Amazing 1 bedroom, 1 bath condo is perfect for the empty nester, professional couple, or investors alike. If you are looking to downsize or just an affordable living, come check out 1006 - 13221 MacDonald Drive, located in the Tower 2 - Concrete buildings. This condo complex is one of the best run condo complex's in the City and is certified by the RMWB as crime free. Enjoy parks, trails, MacDonald Island and SMS Place for concerts, schools, shopping and all amenities, located in the area within walking distance. So many things to LOVE about this place. For those savvy buyers, there is a tenant in place until Sept 30/2027, which is also professionally managed, making it a turnkey investment. Call now to view, please give 24 hours notice for all viewings.