



GRASSROOTS
REALTY GROUP

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

**1011, 13221 Macdonald Drive
Fort McMurray, Alberta**

MLS # A2297355



\$69,900

Division:	Downtown		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	734 sq.ft.	Age:	1972 (54 yrs old)
Beds:	2	Baths:	1
Garage:	Carport, Permit Required, Secured, Titled		
Lot Size:	-		
Lot Feat:	Views		

Heating: Hot Water, Natural Gas

Floors: See Remarks

Roof: See Remarks

Basement: -

Exterior: Concrete, Mixed

Foundation: -

Features: See Remarks

Water: -

Sewer: -

Condo Fee: \$ 661

LLD: -

Zoning: BOR1

Utilities: -

Inclusions: fridge, stove

COME FOR THE STUNNING VIEWS FROM YOUR BALCONY! TRULY Affordable living in a PRIME location of Downtown. THE PERFECT LOCATION, Walk to MacDonald Island for all your leisure pleasure such as golfing, hockey, swimming, concerts at SMS Place & more! The perfect investment property for those savvy buyers, this beautiful 2 bedroom, 1 bath condo/apt is on the 10th Floor , elevator in the building and is a turnkey investment property. Call now to view. Condo fee is and includes heat, hot-water, insurance for the complex, common area and exterior maintenance for the building. Comes with one titled covered parking stall. CALL NOW. Tenants in place with lease in place until March 31, 2027. 24 hour notice required for all showings.