



**803, 13221 Macdonald Drive
Fort McMurray, Alberta**

MLS # A2297364



\$62,500

Division:	Downtown		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	654 sq.ft.	Age:	1972 (54 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 626
Basement:	-	LLD:	-
Exterior:	Mixed	Zoning:	BOR1
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

IMMACULATE CONDITION! Great Investment property! Tenant in place with a month-to-month lease. These MacDonald Drive apartments are soundproof concrete buildings. This Bright and well-maintained 2-bedroom, 1-bathroom apartment offers comfortable and functional living. This inviting unit features a spacious living room with large windows that bring in plenty of natural light, complemented by modern vinyl flooring and neutral tones throughout. The kitchen has newer cabinets and is in great condition, providing good storage and workspace. The primary bedroom is large, and the second bedroom is a good size as well. The full bathroom is clean and well-kept with a newer cabinet as well. Enjoy a warm, welcoming atmosphere in this move-in-ready home—ideal for first-time buyers, downsizers, or investors. Call today to view.