



GRASSROOTS
REALTY GROUP

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1509, 21 Macdonald Drive
Fort McMurray, Alberta

MLS # A2304612



\$115,000

Division:	Downtown		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,040 sq.ft.	Age:	1978 (48 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Assigned, Carport		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Floor Furnace, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt/Gravel	Condo Fee:	\$ 765
Basement:	None	LLD:	-
Exterior:	Mixed	Zoning:	BOR1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: fridge, stove, window blinds, washer, dryer all as is

FANTASTIC INVESTMENT PROPERTY OR STARTER HOME! This property features 3 bedrooms and 1.5 baths, covered parking and access to all Site amenities included fitness center.. Close to Macdonald Island, shopping, restaurants, nature trails and transportation. If you are looking for a cheap place to call home, then BRING YOUR CHEQUE BOOK AND MOVE RIGHT IN! Call to setup your personal tour! ACT NOW this will go fast! Tenants in place until end of June 2026 for those savvy buyers. Professionally Managed.