



GRASSROOTS
REALTY GROUP

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210, 13221 Macdonald Drive
Fort McMurray, Alberta

MLS # A2336552



\$59,900

Division:	Downtown		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	672 sq.ft.	Age:	1972 (54 yrs old)
Beds:	2	Baths:	1
Garage:	Underground		
Lot Size:	0.00 Acre		
Lot Feat:	Landscaped		

Heating:	Hot Water	Water:	Public
Floors:	Carpet, Linoleum	Sewer:	Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 661
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	BOR1
Foundation:	Poured Concrete	Utilities:	Cable, Electricity, Natural Gas, Phone
Features:	See Remarks		

Inclusions: FRIDGE, STOVE

Investor Alert! Prime location in downtown this is a fantastic 2 bedrooms, 1 bath professionally managed by On-Site Solutions with a tenant in place. Located on the 2ND floor of the Tower 2 high rise this Building has elevator, security, leisure center . Fridge, stove and underground covered parking stall(titled255A). Turnkey investment with Tenants in place on a fixed lease until June 30, 2027 and are paying \$1250.00 per month.