780-814-9482
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1209, 11721 MacDonald Drive
Fort McMurray, Alberta

MLS # A2269937

$57,400

Division:	Downtown		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	796 sq.ft.	**Age:**	1972 (54 yrs old)
Beds:	2	**Baths:**	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	**Water:**	-
Floors:	Carpet, Linoleum	**Sewer:**	-
Roof:	-	**Condo Fee:**	$ 647
Basement:	-	**LLD:**	-
Exterior:	Concrete	**Zoning:**	BOR1
Foundation:	-	**Utilities:**	-
Features:	Laminate Counters, See Remarks		

Inclusions: Fridge, Stove, Microwave

An ideal choice for those seeking a low maintenance lifestyle in a central location, complete with the advantage of a built in income opportunity. Conveniently located downtown, close to all amenities, Miskanaw Golf Club, MacDonald Island Park, beautiful walking trails, bus routes, restaurants, medical services and so much more. A great unit for an active lifestyle! This 2 bedroom condo unit is complete with a large living room that features lots of natural light from the patio doors that lead to a great sized balcony, with the most beautiful views, kitchen with white cupboards, newer interior doors, a large closet, 1 bathroom with updated shower tiles, storage room and 1 titled parking stall (464A) complete the package of this 12th-floor unit. The property includes updated flooring throughout the hallways, 24 hr security, 24 hr laundry room, gym, games room, and plenty of visitor parking. Condo fees are $646.72 and include: Professional management, Common Area Maintenance, Heat, Reserve Fund Contributions, Snow Removal, Trash, Water, and Security. Call now to book your private tour!

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