

**207, 14921 Macdonald Drive  
Fort McMurray, Alberta**

**MLS # A2281354**

**\$64,900**



<b>Division:</b>	Downtown		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	900 sq.ft.	<b>Age:</b>	1972 (54 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Parkade		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 765
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	BOR1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan		

**Inclusions:** As is where is at the time of possession

**Investor Opportunity:** Spacious 3-bedroom, 1-bath condominium offering approximately 900 sq. ft. of well-designed living space in a highly desirable downtown location. The property benefits from strong rental demand due to its proximity to major amenities, public transit routes, scenic walking paths, and the expanded MacDonald Island recreational complex&mdash;featuring a golf course, aquatic centre, arena, curling rink, and public library. Condo fees include heat, water, and garbage collection, contributing to predictable expenses and improved net returns. An excellent opportunity for investors seeking a low-maintenance asset with stable income potential..