

**207, 14921 Macdonald Drive
Fort McMurray, Alberta****MLS # A2281354****\$64,900**

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

Heating:	Baseboard	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 765
Basement:	-	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	BOR1
Foundation:	-	Utilities:	-
Features:	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—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..