

1616, 21 Macdonald Drive  
Fort McMurray, Alberta

MLS # A2212231



# \$84,000

|           |                                    |        |                   |
|-----------|------------------------------------|--------|-------------------|
| Division: | Downtown                           |        |                   |
| Type:     | Residential/Low Rise (2-4 stories) |        |                   |
| Style:    | Apartment-Multi Level Unit         |        |                   |
| Size:     | 1,033 sq.ft.                       | Age:   | 1978 (47 yrs old) |
| Beds:     | 3                                  | Baths: | 1 full / 1 half   |
| Garage:   | Parkade                            |        |                   |
| Lot Size: | -                                  |        |                   |
| Lot Feat: | -                                  |        |                   |

|             |                            |            |        |
|-------------|----------------------------|------------|--------|
| Heating:    | Forced Air                 | Water:     | -      |
| Floors:     | Carpet, Laminate, Linoleum | Sewer:     | -      |
| Roof:       | -                          | Condo Fee: | \$ 817 |
| Basement:   | -                          | LLD:       | -      |
| Exterior:   | Concrete                   | Zoning:    | BOR1   |
| Foundation: | -                          | Utilities: | -      |
| Features:   | Elevator                   |            |        |

Inclusions: N/A

Welcome to this spacious and well-maintained two-level townhouse-style apartment offering exceptional value and lifestyle in the heart of the city. This home features three bedrooms, two bathrooms, and a versatile extra room perfect for a home office or play room for the kids. Enjoy peace of mind with secure building access and the convenience of a titled parking stall. The private balcony offers serene views of the community garden, The Snye, and the nearby walking trails, creating the perfect backdrop for your morning coffee. Located just steps from the riverfront and MacDonald Island Park, you'll have access to incredible amenities including a swimming pool, library, ice rinks, gym, indoor track, and even a golf course. The building itself also boasts a fully equipped gym, recreation room for gatherings, basketball courts, and more. A rare opportunity to own an affordable home in a vibrant, amenity-rich location!