

**1102, 13221 Macdonald Drive**  
**Fort McMurray, Alberta**
**MLS # A2273477**

**\$66,000**

<b>Division:</b>	Downtown		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	672 sq.ft.	<b>Age:</b>	1972 (53 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, Permit Required, Secured, Titled		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Views		

<b>Heating:</b>	Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	See Remarks	<b>Condo Fee:</b>	\$ 613
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Mixed	<b>Zoning:</b>	BOR1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** fridge, stove

COME FOR THE STUNNING VIEWS FROM YOUR BALCONY! TRULY Affordable living in a PRIME location of Downtown. THE PERFECT LOCATION, Walk to MacDonald Island for all your leisure pleasure such as golfing, hockey, swimming, concerts at SMS Place & more! If you need a great place to hold up without breaking the bank, then BRING YOUR CHEQUE BOOK & MOVE RIGHT IN! This RENOVATED 2 bedroom, 1 bath condo/apt is on the 11th Floor , elevator in the building. Call now to view. Condo fee is \$612.48/mo and includes heat, hot-water, insurance for the complex, common area and exterior maintenance for the building. Comes with one titled covered parking stall. CALL NOW. 24 hour notice required for all showings.