

1646, 21 MacDonald Drive
Fort McMurray, Alberta

MLS # A2154335



\$99,900

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|------------------|------------------------------------|---------------|-------------------|
| Division: | Downtown | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Multi Level Unit | | |
| Size: | 1,159 sq.ft. | Age: | 1978 (46 yrs old) |
| Beds: | 3 | Baths: | 2 |
| Garage: | Plug-In, Stall | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

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|--------------------|---|-------------------|--------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Laminate | Sewer: | - |
| Roof: | Asphalt | Condo Fee: | \$ 850 |
| Basement: | - | LLD: | - |
| Exterior: | Concrete | Zoning: | BOR1 |
| Foundation: | - | Utilities: | - |
| Features: | Laminate Counters, Separate Entrance, Wet Bar | | |

Inclusions: N/A

This unit features a separate entrance to the second floor! Central A/C and upgrades throughout! Second floor equipped with a smartly designed kitchenette complete with built-in microwave oven & hood, refrigerator and a full bathroom. Still upstairs are 3 bedrooms with views to MacDonald Island. This area has some unique features to further enhance privacy from the lower main floor. On the main floor – the kitchen has been up-graded to include tiled backsplash and cupboards. The bathroom has been renovated to include a stand-up shower and heated toilet seat. Large balcony off the main floor living room has views of MacDonald Island and is well within walking distance to all this amazing facility has to offer. Satisfy your recreational energy with easy access to MacDonald Island and its facilities. Visit the many water-front walking/biking trails that border the property and give access to attractions and amenities. This property has much to offer!!