

**602, 11721 Macdonald Drive**  
**Fort McMurray, Alberta**

**MLS # A2208413**



**\$62,900**

<b>Division:</b>	Downtown		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	670 sq.ft.	<b>Age:</b>	1972 (53 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Parkade		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Radiant	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 579
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	BOR1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters		

**Inclusions:** n/a

This spacious two-bedroom unit boasts large windows that fill the home with natural light, a bright white kitchen and bathroom cabinetry, and a generous living area. Step out onto the expansive covered balcony, where you'll enjoy stunning views of the bridge leading north of town—a perfect spot to unwind and take in the scenery. Located in a well-maintained complex, you'll benefit from 24/7 on-site security, full-time janitorial staff, outdoor recreation areas, and access to a fully equipped indoor gym. Condo fees conveniently include water, sewage, and heat, making this an exceptional value. Ready for immediate possession, this is an ideal home or investment opportunity. Schedule your tour today and experience all this fantastic property has to offer!