

# \$45,000 - 1107, 13221 Macdonald Drive, Fort McMurray

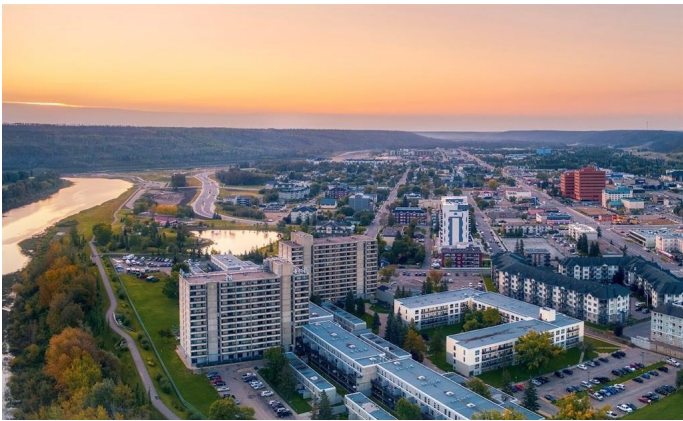
MLS® #A2233190

## \$45,000

1 Bedroom, 1.00 Bathroom, 511 sqft  
Residential on 0.00 Acres

Downtown, Fort McMurray, Alberta

Welcome to this well-maintained 1-bedroom condo located in a solid concrete building right in the heart of downtown! Whether you're a first-time buyer or savvy investor, this unit offers excellent rental potential with its unbeatable location just steps from shops, restaurants, and city amenities. Enjoy a large private deck, perfect for relaxing or entertaining, and take advantage of the onsite gym and secure building features. Low-maintenance living in a building known for its quality construction and convenience—this is downtown living done right!



Built in 1972

## Essential Information

MLS® #	A2233190
Price	\$45,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	511
Acres	0.00
Year Built	1972
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

## Community Information

Address	1107, 13221 Macdonald Drive
Subdivision	Downtown
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T0C2L0

### **Amenities**

Amenities	Fitness Center, Laundry, Parking
Parking Spaces	1
Parking	Parkade

### **Interior**

Interior Features	Laminate Counters
Appliances	Microwave, Range, Refrigerator
Heating	Radiant
Cooling	None
# of Stories	12

### **Exterior**

Exterior Features	Balcony
Construction	Concrete

### **Additional Information**

Date Listed	June 20th, 2025
Days on Market	14
Zoning	BOR1

### **Listing Details**

Listing Office	EXP REALTY
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