\$44,900 - 1206, 13221 Macdonald Drive, Fort McMurray

MLS® #A2268921

\$44,900

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

Downtown, Fort McMurray, Alberta

This 1-bed, 1-bath apartment Situated on the 12th floor, this spacious unit offers stunning river views and a prime downtown location â€" just steps from McDonald Island Park and all its top-tier amenities. Enjoy the convenience of on-site amenities including a daycare, children's dance academy, church, community gardens, and a full fitness & recreation centre (with personal training available). The complex also features 24/7 security and full-time on-site property management. This unit has been freshly updated with a new kitchen backsplash, new bathroom tile, and fresh white paint throughout. The home also features comfortable carpet flooring and an abundance of natural light. A perfect opportunity for first-time buyers or investors looking for affordable ownership in a well-managed downtown community. BOOK YOUR SHOWING TODAY...



Essential Information

MLS® # A2268921
Price \$44,900
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 1206, 13221 Macdonald Drive

Subdivision Downtown

City Fort McMurray

County Wood Buffalo

Province Alberta
Postal Code T9H4H2

Amenities

Amenities Coin Laundry, Fitness Center

Parking Spaces 1

Parking Parkade

Interior

Interior Features Laminate Counters

Appliances Refrigerator, Stove(s)

Heating Radiant

Cooling None

of Stories 14

Exterior

Exterior Features Balcony
Construction Concrete

Additional Information

Date Listed November 4th, 2025

Zoning BOR1

Listing Details

Listing Office EXP REALTY

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.