

# \$44,900 - 1106, 13221 Macdonald Drive, Fort McMurray

MLS® #A2252736

**\$44,900**

1 Bedroom, 1.00 Bathroom, 509 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® #         | A2252736          |
| Price          | \$44,900          |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 509               |
| Acres          | 0.00              |
| Year Built     | 1972              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 1106, 13221 Macdonald Drive |
| Subdivision | Downtown                    |
| City        | Fort McMurray               |
| County      | Wood Buffalo                |
| Province    | Alberta                     |
| Postal Code | T9H4H4                      |

### Amenities

|                |                              |
|----------------|------------------------------|
| Amenities      | Coin Laundry, Fitness Center |
| Parking Spaces | 1                            |
| Parking        | Parkade                      |

### Interior

|                   |                                    |
|-------------------|------------------------------------|
| Interior Features | Laminate Counters                  |
| Appliances        | Range Hood, Refrigerator, Stove(s) |
| Heating           | Radiant                            |
| Cooling           | None                               |
| # of Stories      | 13                                 |

### Exterior

|                   |          |
|-------------------|----------|
| Exterior Features | Balcony  |
| Construction      | Concrete |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 29th, 2025 |
| Days on Market | 43                |
| Zoning         | BOR1              |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | EXP REALTY |
|----------------|------------|

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