# \$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

Days on Market 1

Zoning BOR1

# **Listing Details**

Listing Office EXP REALTY

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