

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

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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 “ 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..



Built in 1972

## 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 | 12                 |
| Zoning         | BOR1               |

### Listing Details

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

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