

# **\$93,500 - 1516, 21 Macdonald Drive, Fort McMurray**

MLS® #A2230891

**\$93,500**

3 Bedroom, 2.00 Bathroom, 996 sqft

Residential on 0.00 Acres

Downtown, Fort McMurray, Alberta

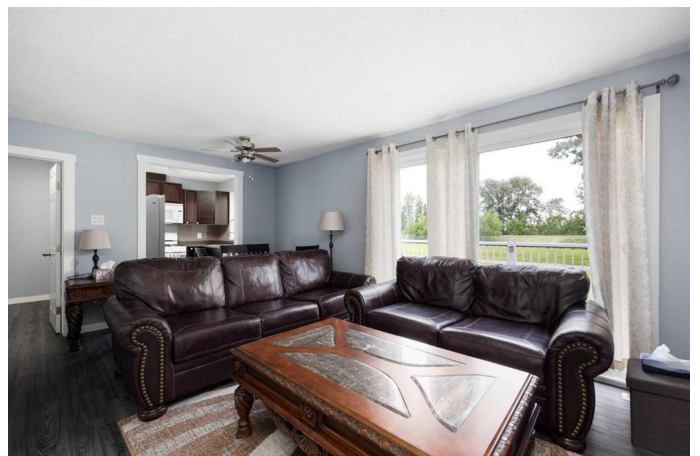
Welcome to 1516-21 MacDonald Drive-ON GREENBELT â€” a beautifully renovated and fully furnished 4-bedroom, 2-bathroom townhouse backing onto peaceful green space in the heart of downtown Fort McMurray.

This stunning home offers a rare main floor bedroom with a spa-inspired ensuite, featuring custom tile, body jets, and a built-in sink. Youâ€™™ll also find convenient main floor laundry with a newer stackable washer and dryer. The bright and spacious living room opens to a lovely and spacious deck with a gas BBQ (included), overlooking mature trees and scenic, peaceful walking trails along the Snye.

The kitchen has been completely redone with custom espresso cabinets, updated countertops, stylish backsplash, and a full appliance package including a gas range. Other upgrades include new vinyl flooring, fresh paint, updated fixtures, a newer furnace and hot water tank, and central A/C for year-round comfort.

Upstairs, youâ€™™ll find three additional bedrooms and a beautifully renovated full bathroom with custom countertops and elegant tilework. There's plenty of storage throughout the home.

Residents of this well-maintained complex enjoy access to fantastic amenities including a



daycare, fitness facility, party room, playground, basketball court, and church. The home also includes a titled underground parking stall (#278A) located directly across from the unit for convenient access.

Enjoy the lifestyle of Fort McMurray's vibrant downtown, just steps from the riverbank, local parks, restaurants, shops, and MacDonald Island Park - Canada's largest community recreation centre featuring year-round events and the Miskanaw Golf Club.

Built in 1978

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2230891      |
| Price          | \$93,500      |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 996           |
| Acres          | 0.00          |
| Year Built     | 1978          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 1516, 21 Macdonald Drive |
| Subdivision | Downtown                 |
| City        | Fort McMurray            |
| County      | Wood Buffalo             |
| Province    | Alberta                  |
| Postal Code | T9H 4H4                  |

### Amenities

|                |                       |
|----------------|-----------------------|
| Amenities      | Recreation Facilities |
| Parking Spaces | 1                     |
| Parking        | Stall                 |

## Interior

|                   |                                                                                                                                   |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, See Remarks                                                                                                    |
| Appliances        | Built-In Refrigerator, Central Air Conditioner, Dishwasher, Microwave, Washer/Dryer Stacked, Window Coverings, Built-In Gas Range |
| Heating           | Forced Air, Natural Gas                                                                                                           |
| Cooling           | Central Air                                                                                                                       |
| Basement          | None                                                                                                                              |

## Exterior

|                   |                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------|
| Exterior Features | Playground                                                                                              |
| Lot Description   | Backs on to Park/Green Space, Landscaped, Low Maintenance Landscape, Many Trees, See Remarks, Greenbelt |
| Roof              | Membrane                                                                                                |
| Construction      | Vinyl Siding                                                                                            |
| Foundation        | Poured Concrete                                                                                         |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 13th, 2025 |
| Days on Market | 2               |
| Zoning         | BOR1            |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | COLDWELL BANKER UNITED |
|----------------|------------------------|

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