

# \$59,000 - 108, 13221 Macdonald Drive, Fort McMurray

MLS® #A2267925

**\$59,000**

2 Bedroom, 1.00 Bathroom, 692 sqft  
Residential on 0.00 Acres

Downtown, Fort McMurray, Alberta

Welcome to this well-maintained 692 sq ft ground-floor corner unit offering 2 bedrooms and a 4-piece bath with updated cabinetry and a tiled tub/shower. Featuring vinyl flooring throughout and no carpet, this home includes a well-appointed kitchen and plenty of generous in-unit storage closets. Ideally located beside scenic biking paths that follow the Snye and Athabasca Rivers, and within walking distance to MacDonald Island, Shell Place, and all downtown amenities. This unit comes with a covered, titled parking stall (171A) near the building's front entrance for added convenience. Building amenities include 24-hour security, on-site management, shared laundry, and a fitness room. Condo fees of \$646.72/month cover heat, water, garbage, exterior maintenance, professional management, reserve fund contributions, and building insurance. A tenant is currently in place with a lease through August 2026, making this a great investment opportunity.

Built in 1972

## Essential Information

MLS® #	A2267925
Price	\$59,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	692



Acres	0.00
Year Built	1972
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	108, 13221 Macdonald Drive
Subdivision	Downtown
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 4H2

### **Amenities**

Amenities	Elevator(s), Fitness Center, Parking, Trash, Visitor Parking, Laundry
Parking Spaces	1
Parking	Off Street, Stall, Titled, Parking Lot

### **Interior**

Interior Features	Pantry
Appliances	Electric Stove, Range Hood, Refrigerator
Heating	Baseboard
Cooling	None
# of Stories	13

### **Exterior**

Exterior Features	Other
Construction	Concrete

### **Additional Information**

Date Listed	November 1st, 2025
Zoning	BOR1

### **Listing Details**

Listing Office	COLDWELL BANKER UNITED
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