

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

MLS® #A2233266

**\$59,000**

2 Bedroom, 1.00 Bathroom, 692 sqft

Residential on 0.00 Acres

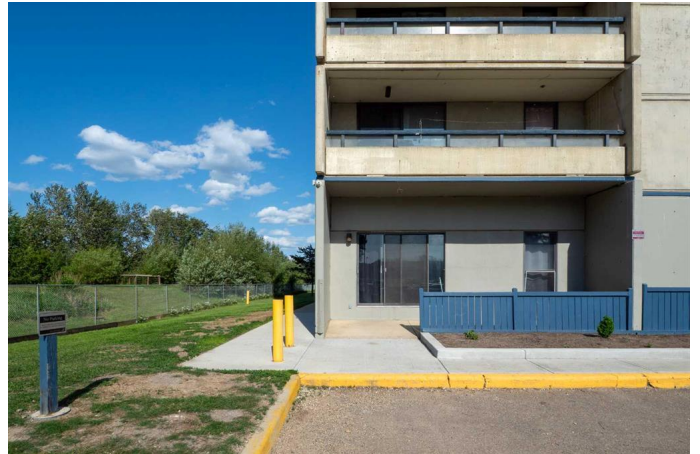
Downtown, Fort McMurray, Alberta

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 titled parking stall (171A) visible from the unit and 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® #     | A2233266 |
| 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, Visitor Parking, Laundry, Trash |
| Parking Spaces | 1                                                                     |
| Parking        | Off Street, Stall, Parking Lot, Titled                                |

### 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    | June 22nd, 2025 |
| Days on Market | 103             |
| Zoning         | BOR1            |

### Listing Details

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

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