

\$59,900 - 209, 11721 Macdonald Drive, Fort McMurray

MLS® #A2268897

\$59,900

2 Bedroom, 1.00 Bathroom, 735 sqft
Residential on 0.00 Acres

Downtown, Fort McMurray, Alberta

INVESTOR ALERT! This fully renovated 2-bedroom, 1-bath apartment is priced at historic lows – an unbeatable opportunity for investors or first-time buyers! The unit has been beautifully updated with a modern white kitchen, sleek vinyl flooring, and fresh white paint throughout, giving it a bright and contemporary feel. Currently tenant-occupied at \$1,300/month with a lease in place until November 2026, providing reliable, long-term rental income from day one. Ideally situated in the northwest corner of Fort McMurray’s downtown core, just steps from McDonald Island Park, offering world-class recreation, sports, and community amenities. All at an incredible price point. Don’t miss this rare investment opportunity!



Built in 1972

Essential Information

MLS® #	A2268897
Price	\$59,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	735
Acres	0.00
Year Built	1972
Type	Residential
Sub-Type	Apartment

Style	Single Level Unit
Status	Active

Community Information

Address	209, 11721 Macdonald Drive
Subdivision	Downtown
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 4H1

Amenities

Amenities	Elevator(s), Fitness Center, Recreation Room, Trash, Visitor Parking, Coin Laundry
Parking Spaces	1
Parking	Parkade

Interior

Interior Features	Laminate Counters
Appliances	Refrigerator, Range
Heating	Radiant
Cooling	None
# of Stories	14

Exterior

Exterior Features	Balcony
Construction	Concrete

Additional Information

Date Listed	November 4th, 2025
Days on Market	5
Zoning	BOR1

Listing Details

Listing Office	EXP REALTY
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