

\$44,900 - 1106, 13221 Macdonald Drive, Fort McMurray

MLS® #A2252736

\$44,900

1 Bedroom, 1.00 Bathroom, 509 sqft
Residential on 0.00 Acres

Downtown, Fort McMurray, Alberta

Welcome to this well-maintained 1-bedroom condo located in a solid concrete building right in the heart of downtown! Whether you're a first-time buyer or savvy investor, this unit offers excellent rental potential with its unbeatable location just steps from shops, restaurants, and city amenities. Enjoy a large private deck, perfect for relaxing or entertaining, and take advantage of the onsite gym and secure building features. Low-maintenance living in a building known for its quality construction and convenience—this is downtown living done right!



Built in 1972

Essential Information

MLS® #	A2252736
Price	\$44,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	509
Acres	0.00
Year Built	1972
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	1106, 13221 Macdonald Drive
Subdivision	Downtown
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H4H4

Amenities

Amenities	Coin Laundry, Fitness Center
Parking Spaces	1
Parking	Parkade

Interior

Interior Features	Laminate Counters
Appliances	Range Hood, Refrigerator, Stove(s)
Heating	Radiant
Cooling	None
# of Stories	13

Exterior

Exterior Features	Balcony
Construction	Concrete

Additional Information

Date Listed	August 29th, 2025
Days on Market	16
Zoning	BOR1

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.