

# \$76,000 - 1102, 13221 Macdonald Drive, Fort McMurray

MLS® #A2245545

**\$76,000**

2 Bedroom, 1.00 Bathroom, 674 sqft

Residential on 0.00 Acres

Downtown, Fort McMurray, Alberta

COME FOR THE STUNNING VIEWS FROM YOUR BALCONY! TRULY Affordable living in a PRIME location of Downtown. THE PERFECT LOCATION, Walk to MacDonald Island for all your leisure pleasure such as golfing, hockey, swimming, concerts at SMS Place & more! If you need a great place to hold up without breaking the bank, then BRING YOUR CHEQUE BOOK & MOVE RIGHT IN! This RENOVATED 2 bedroom, 1 bath condo/apt is on the 11th Floor , elevator in the building. Call now to view. Condo fee is \$612.48/mo and includes heat, hot-water, insurance for the complex, common area and exterior maintenance for the building. Comes with one titled covered parking stall. CALL NOW. 24 hour notice required for all showings.

Built in 1972

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2245545    |
| Price          | \$76,000    |
| Bedrooms       | 2           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 674         |
| Acres          | 0.00        |
| Year Built     | 1972        |
| Type           | Residential |



|          |                   |
|----------|-------------------|
| Sub-Type | Apartment         |
| Style    | Single Level Unit |
| Status   | Active            |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 1102, 13221 Macdonald Drive |
| Subdivision | Downtown                    |
| City        | Fort McMurray               |
| County      | Wood Buffalo                |
| Province    | Alberta                     |
| Postal Code | T9H 4H2                     |

### Amenities

|                |                                                                                                 |
|----------------|-------------------------------------------------------------------------------------------------|
| Amenities      | Elevator(s), Fitness Center, Parking, Party Room, Snow Removal, Trash, Visitor Parking, Laundry |
| Parking Spaces | 1                                                                                               |
| Parking        | Secured, Titled, Permit Required, Parkade                                                       |

### Interior

|                   |                              |
|-------------------|------------------------------|
| Interior Features | See Remarks                  |
| Appliances        | Electric Stove, Refrigerator |
| Heating           | Hot Water, Natural Gas       |
| Cooling           | None                         |
| Fireplaces        | Wood Burning                 |
| # of Stories      | 14                           |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Courtyard       |
| Lot Description   | Views           |
| Roof              | See Remarks     |
| Construction      | Concrete, Mixed |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 5th, 2025 |
| Days on Market | 5                |
| Zoning         | BOR1             |

### Listing Details

|                |                |
|----------------|----------------|
| Listing Office | RE/MAX Connect |
|----------------|----------------|

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