# \$45,000 - 1106, 11721 Macdonald Drive, Fort McMurray

MLS® #A2233201

# \$45,000

1 Bedroom, 1.00 Bathroom, 514 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 convenienceâ€"this is downtown living done right!



#### Built in 1972

#### **Essential Information**

MLS® # A2233201
Price \$45,000
Bedrooms 1

Bathrooms 1.00

Full Baths 1

Square Footage 514 Acres 0.00

Year Built 1972

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

# **Community Information**

Address 1106, 11721 Macdonald Drive

Subdivision Downtown

City Fort McMurray

County Wood Buffalo

Province Alberta
Postal Code T9H4H1

# **Amenities**

Amenities Fitness Center

Parking Spaces 1

Parking Parkade

### Interior

Interior Features Laminate Counters

Appliances Microwave, Range, Refrigerator

Heating Radiant

Cooling None

# of Stories 12

## **Exterior**

Exterior Features Balcony
Roof Asphalt
Construction Concrete

## **Additional Information**

Date Listed June 20th, 2025

Days on Market 1

Zoning BOR1

# **Listing Details**

Listing Office EXP REALTY

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