

\$49,900 - 506, 13221 Macdonald Drive, Fort McMurray

MLS® #A2268910

\$49,900

1 Bedroom, 1.00 Bathroom, 511 sqft
Residential on 0.00 Acres

Downtown, Fort McMurray, Alberta

This 1-bed, 1-bath apartment is priced to SELL. This spacious unit is ideally situated in the northwest corner of the downtown core – just steps away from McDonald Island Park and all its world-class amenities. Enjoy incredible on-site features including a daycare, children’s dance academy, church, community gardens, and a full fitness & recreation centre (with personal training available). The building also offers full-time property management, 24/7 security, and a welcoming community atmosphere. This unit has been fully renovated – featuring a bright white kitchen, durable vinyl flooring, and fresh white paint throughout. Currently tenanted at \$1,300/month with a lease in place until JUNE 2026, making this a fantastic opportunity for investors seeking steady income in a strong rental market.



Built in 1972

Essential Information

MLS® #	A2268910
Price	\$49,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	511
Acres	0.00
Year Built	1972

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

Community Information

Address	506, 13221 Macdonald Drive
Subdivision	Downtown
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H4H2

Amenities

Amenities	Coin Laundry, Fitness Center, Snow Removal, Trash
Parking Spaces	1
Parking	Parkade

Interior

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

Exterior

Exterior Features	Balcony
Construction	Concrete

Additional Information

Date Listed	November 4th, 2025
Zoning	BOR1

Listing Details

Listing Office	EXP REALTY
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