

\$44,900 - 1206, 13221 Macdonald Drive, Fort McMurray

MLS® #A2268921

\$44,900

1 Bedroom, 1.00 Bathroom, 511 sqft

Residential on 0.00 Acres

Downtown, Fort McMurray, Alberta

This 1-bed, 1-bath apartment Situated on the 12th floor, this spacious unit offers stunning river views and a prime downtown location “ just steps from McDonald Island Park and all its top-tier amenities. Enjoy the convenience of on-site amenities including a daycare, children’s dance academy, church, community gardens, and a full fitness & recreation centre (with personal training available). The complex also features 24/7 security and full-time on-site property management. This unit has been freshly updated with a new kitchen backsplash, new bathroom tile, and fresh white paint throughout. The home also features comfortable carpet flooring and an abundance of natural light. A perfect opportunity for first-time buyers or investors looking for affordable ownership in a well-managed downtown community. BOOK YOUR SHOWING TODAY..



Built in 1972

Essential Information

MLS® #	A2268921
Price	\$44,900
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	1206, 13221 Macdonald Drive
Subdivision	Downtown
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H4H2

Amenities

Amenities	Coin Laundry, Fitness Center
Parking Spaces	1
Parking	Parkade

Interior

Interior Features	Laminate Counters
Appliances	Refrigerator, Stove(s)
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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