

# \$62,900 - 108, 13221 Macdonald Drive, Fort McMurray

MLS® #A2233266

**\$62,900**

2 Bedroom, 1.00 Bathroom, 692 sqft

Residential on 0.00 Acres

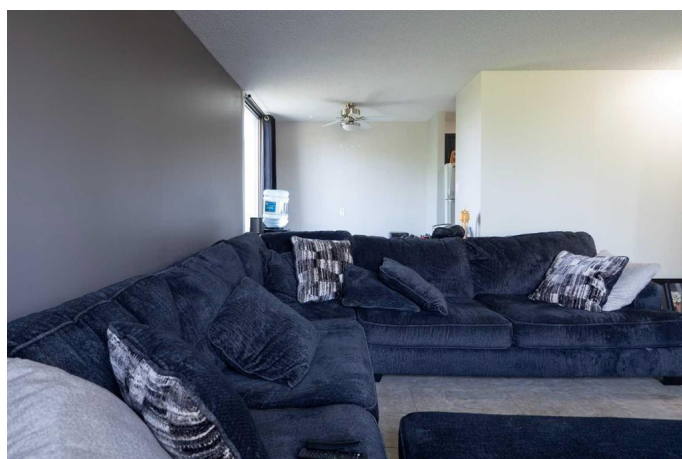
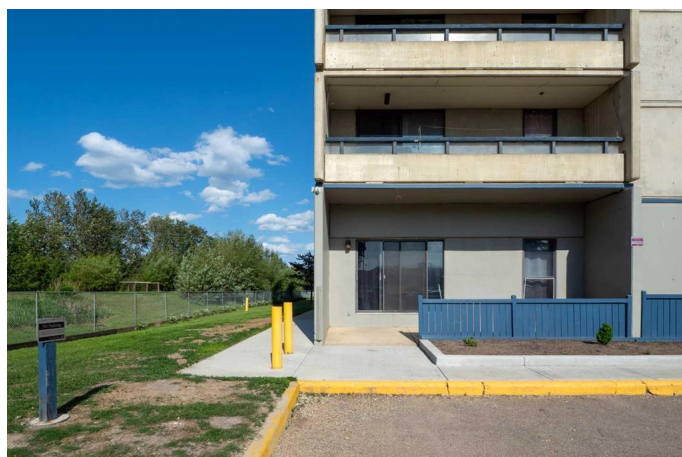
Downtown, Fort McMurray, Alberta

Welcome to this well-maintained 692 sq ft ground-floor corner unit offering 2 bedrooms and a 4-piece bath with updated cabinetry and a tiled tub/shower. Featuring vinyl flooring throughout and no carpet, this home includes a well-appointed kitchen and plenty of generous in-unit storage closets. Ideally located beside scenic biking paths that follow the Snye and Athabasca Rivers, and within walking distance to MacDonald Island, Shell Place, and all downtown amenities. This unit comes with a titled parking stall (171A) visible from the unit and near the building's front entrance for added convenience. Building amenities include 24-hour security, on-site management, shared laundry, and a fitness room. Condo fees of \$646.72/month cover heat, water, garbage, exterior maintenance, professional management, reserve fund contributions, and building insurance. A tenant is currently in place with a lease through August 2026, making this a great investment opportunity.

Built in 1972

## Essential Information

MLS® #	A2233266
Price	\$62,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1



Square Footage	692
Acres	0.00
Year Built	1972
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	108, 13221 Macdonald Drive
Subdivision	Downtown
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 4H2

### Amenities

Amenities	Parking, Visitor Parking, Elevator(s), Fitness Center, Laundry, Trash
Parking Spaces	1
Parking	Off Street, Parking Lot, Stall, Titled

### Interior

Interior Features	Pantry
Appliances	Electric Stove, Range Hood, Refrigerator
Heating	Baseboard
Cooling	None
# of Stories	13

### Exterior

Exterior Features	Other
Construction	Concrete

### Additional Information

Date Listed	June 22nd, 2025
Days on Market	49
Zoning	BOR1

### Listing Details

Listing Office	COLDWELL BANKER UNITED
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.