

\$59,900 - 603, 11721 Macdonald Drive, Fort McMurray

MLS® #A2252678

\$59,900

2 Bedroom, 1.00 Bathroom, 667 sqft
Residential on 0.00 Acres

Downtown, Fort McMurray, Alberta

Looking for a spot that's low-maintenance, close to everything, and comes with a built-in income stream? Welcome to your downtown Fort McMurray condo.

This two-bedroom, one-bath unit is the definition of practical with a twist. You've got schools, shopping, and MacDonald Island Park practically at your doorstep, so whether you're grabbing groceries, hitting the gym, or catching a concert, convenience is the name of the game.

Inside, you'll find a layout that makes sense, two comfortable bedrooms, a full bathroom, and a kitchen with plenty of counter space for when inspiration strikes and you suddenly need to bake banana bread at midnight. The living area is bright enough to keep the winter blues at bay and cozy enough to make movie nights feel like an occasion.

Now here's the kicker: this unit is currently rented for \$1,250 a month, with a lease locked in until June 30, 2026. Condo fees are \$578.65, which covers the upkeep so you can focus on things that actually matter (like deciding if you want to turn the second bedroom into a home office, gym, or shrine to your favourite hockey team).

Whether you're an investor hunting for a solid rental property or someone who wants to secure their next home downtown, this one



ticks all the boxes.

Be sure to check out the detailed floor plans in the photos so you can see every sink, shower and counter in the home. Are you ready to say yes to this address?

Built in 1972

Essential Information

MLS® #	A2252678
Price	\$59,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	667
Acres	0.00
Year Built	1972
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	603, 11721 Macdonald Drive
Subdivision	Downtown
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H4H1

Amenities

Amenities	Elevator(s), Fitness Center, Park, Parking, Coin Laundry
Parking Spaces	1
Parking	Stall

Interior

Interior Features	Storage
Appliances	Refrigerator, Stove(s)

Heating	Baseboard
Cooling	None
# of Stories	14

Exterior

Exterior Features	Balcony, Courtyard
Construction	Mixed

Additional Information

Date Listed	September 2nd, 2025
Days on Market	65
Zoning	BOR1

Listing Details

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

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