

# \$68,900 - 1644, 21 Macdonald Drive, Fort McMurray

MLS® #A2263809

**\$68,900**

2 Bedroom, 2.00 Bathroom, 1,115 sqft

Residential on 0.00 Acres

Downtown, Fort McMurray, Alberta

Investor's Dream in the Heart of Downtown!

Welcome to 21 McDonald Drive, Unit 1644 – an incredible opportunity for investors or anyone looking for an affordable, spacious home in a prime location. This 1,115 sq ft unit offers a functional and well-designed layout with two massive bedrooms upstairs and a rare oversized storage area (8.5' x 9.5'), giving you plenty of extra space. Enjoy the convenience of in-suite laundry, a feature not often found in these units, and relax in the extra-large living room with lots of natural light. The home is completely carpet-free, making it easy to maintain and ideal for families or tenants.

The complex includes a gym facility for residents, and this unit comes with a titled covered parking stall in the parkade. Perfectly located downtown, you're just steps from MacDonald Island Park, trails, and all amenities.

Don't miss out on this chance to own a spacious unit with great investment potential in one of Fort McMurray's most convenient locations.

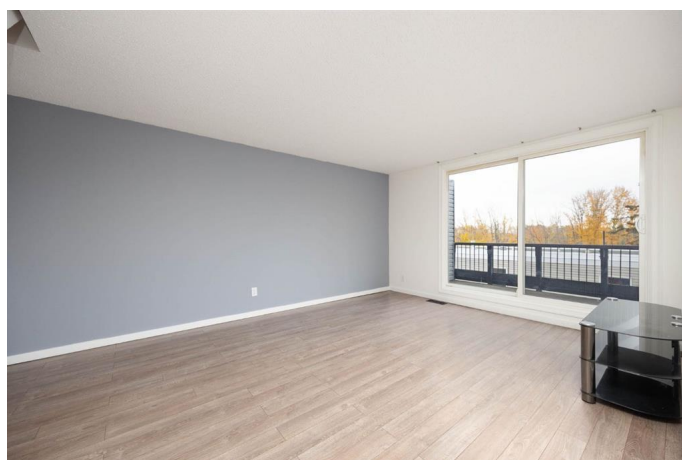
Call today to schedule your private showing!

Built in 1978

## Essential Information

MLS® # A2263809

Price \$68,900



|                |                  |
|----------------|------------------|
| Bedrooms       | 2                |
| Bathrooms      | 2.00             |
| Full Baths     | 1                |
| Half Baths     | 1                |
| Square Footage | 1,115            |
| Acres          | 0.00             |
| Year Built     | 1978             |
| Type           | Residential      |
| Sub-Type       | Apartment        |
| Style          | Multi Level Unit |
| Status         | Active           |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 1644, 21 Macdonald Drive |
| Subdivision | Downtown                 |
| City        | Fort McMurray            |
| County      | Wood Buffalo             |
| Province    | Alberta                  |
| Postal Code | T9H4H4                   |

### Amenities

|                |                |
|----------------|----------------|
| Amenities      | Fitness Center |
| Parking Spaces | 1              |
| Parking        | Parkade        |

### Interior

|                   |                                                  |
|-------------------|--------------------------------------------------|
| Interior Features | Laminate Counters                                |
| Appliances        | Dishwasher, Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Forced Air                                       |
| Cooling           | None                                             |
| # of Stories      | 2                                                |

### Exterior

|                   |          |
|-------------------|----------|
| Exterior Features | Balcony  |
| Roof              | Flat     |
| Construction      | Concrete |

### Additional Information

|             |                    |
|-------------|--------------------|
| Date Listed | October 10th, 2025 |
|-------------|--------------------|

|                |      |
|----------------|------|
| Days on Market | 9    |
| Zoning         | BOR1 |

## **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | EXP REALTY |
|----------------|------------|

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.