\$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 â€" 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 â€" 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.



Year Built

Essential Information

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

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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