

\$55,000 - 104, 13221 Macdonald Drive, Fort McMurray

MLS® #A2252740

\$55,000

1 Bedroom, 1.00 Bathroom, 510 sqft
Residential on 0.00 Acres

Downtown, Fort McMurray, Alberta

RENOVATED UNIT! Photos are from November 2024 before it was rented. If you™ve been waiting for the perfect mix of location, value, and investment potential, your search might just end here. This one-bedroom, one-bath condo in the heart of downtown Fort McMurray checks boxes you didn™t even know you had.

The location is spot on. Schools, parks, shopping and MacDonald Island Park are all within easy reach. That means you are never far from groceries, green space or a Saturday night hockey game. Convenience level high.

Step inside and you™ll see how smartly the space is used. The primary bedroom is comfortable, the bathroom is functional with a tub for bubble-bath nights, and the living area feels bright and inviting. The kitchen is ready for everything from quick weeknight meals to your most ambitious cooking experiments, midnight nachos included.

Investors will appreciate the details. The unit is rented for \$1,150 a month with a lease secured until May 31, 2026. Condo fees are \$442.50 which keeps upkeep simple and stress levels low.

Whether you are buying as an investment or planning to move in down the road, this condo is an affordable entry point into Fort McMurray™s downtown lifestyle.



Be sure to check out the 360 tour and 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® #	A2252740
Price	\$55,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	510
Acres	0.00
Year Built	1972
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	104, 13221 Macdonald Drive
Subdivision	Downtown
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H4H4

Amenities

Amenities	Elevator(s), Fitness Center, Laundry, Parking, Trash, Visitor Parking
Parking Spaces	1
Parking	Assigned, Parkade

Interior

Interior Features	Elevator
Appliances	Electric Stove, Refrigerator
Heating	Hot Water

Cooling	None
# of Stories	13

Exterior

Exterior Features	Balcony, Playground, Basketball Court
Construction	Mixed

Additional Information

Date Listed	September 2nd, 2025
Days on Market	79
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.