

# \$59,900 - 209, 11721 Macdonald Drive, Fort McMurray

MLS® #A2268897

**\$59,900**

2 Bedroom, 1.00 Bathroom, 735 sqft  
Residential on 0.00 Acres

Downtown, Fort McMurray, Alberta

INVESTOR ALERT! This fully renovated 2-bedroom, 1-bath apartment is priced at historic lows – an unbeatable opportunity for investors or first-time buyers! The unit has been beautifully updated with a modern white kitchen, sleek vinyl flooring, and fresh white paint throughout, giving it a bright and contemporary feel. Currently tenant-occupied at \$1,300/month with a lease in place until November 2026, providing reliable, long-term rental income from day one. Ideally situated in the northwest corner of Fort McMurray’s downtown core, just steps from McDonald Island Park, offering world-class recreation, sports, and community amenities. All at an incredible price point. Don’t miss this rare investment opportunity!



Built in 1972

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2268897    |
| Price          | \$59,900    |
| Bedrooms       | 2           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 735         |
| Acres          | 0.00        |
| Year Built     | 1972        |
| Type           | Residential |
| Sub-Type       | Apartment   |

|        |                   |
|--------|-------------------|
| Style  | Single Level Unit |
| Status | Active            |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 209, 11721 Macdonald Drive |
| Subdivision | Downtown                   |
| City        | Fort McMurray              |
| County      | Wood Buffalo               |
| Province    | Alberta                    |
| Postal Code | T9H 4H1                    |

### Amenities

|                |                                                                                    |
|----------------|------------------------------------------------------------------------------------|
| Amenities      | Elevator(s), Fitness Center, Recreation Room, Trash, Visitor Parking, Coin Laundry |
| Parking Spaces | 1                                                                                  |
| Parking        | Parkade                                                                            |

### Interior

|                   |                     |
|-------------------|---------------------|
| Interior Features | Laminate Counters   |
| Appliances        | Refrigerator, Range |
| Heating           | Radiant             |
| Cooling           | None                |
| # of Stories      | 14                  |

### Exterior

|                   |          |
|-------------------|----------|
| Exterior Features | Balcony  |
| Construction      | Concrete |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | November 4th, 2025 |
| Days on Market | 14                 |
| Zoning         | BOR1               |

### Listing Details

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

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