

1516, 21 Macdonald Drive
Fort McMurray, Alberta

MLS # A2230891



\$93,500

Division:	Downtown		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	996 sq.ft.	Age:	1978 (47 yrs old)
Beds:	4	Baths:	2
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Greenbelt, Landscaped, Low Maintenance La		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Membrane	Condo Fee:	\$ 749
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	BOR1
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, See Remarks		

Inclusions: Fridge, gas stove, dishwasher, over the range microwave, Stacked front loading washer and dryer, a/c, all furnishings, all window coverings

Welcome to 1516-21 MacDonald Drive-ON GREENBELT – a beautifully renovated and fully furnished 4-bedroom, 2-bathroom townhouse backing onto peaceful green space in the heart of downtown Fort McMurray. This stunning home offers a rare main floor bedroom with a spa-inspired ensuite, featuring custom tile, body jets, and a built-in sink. You’ll also find convenient main floor laundry with a newer stackable washer and dryer. The bright and spacious living room opens to a lovely and spacious deck with a gas BBQ (included), overlooking mature trees and scenic, peaceful walking trails along the Snye. The kitchen has been completely redone with custom espresso cabinets, updated countertops, stylish backsplash, and a full appliance package including a gas range. Other upgrades include new vinyl flooring, fresh paint, updated fixtures, a newer furnace and hot water tank, and central A/C for year-round comfort. Upstairs, you’ll find three additional bedrooms and a beautifully renovated full bathroom with custom countertops and elegant tilework. There's plenty of storage throughout the home. Residents of this well-maintained complex enjoy access to fantastic amenities including a daycare, fitness facility, party room, playground, basketball court, and church. The home also includes a titled underground parking stall (#278A) located directly across from the unit for convenient access. Enjoy the lifestyle of Fort McMurray’s vibrant downtown, just steps from the riverbank, local parks, restaurants, shops, and MacDonald Island Park – Canada’s largest community recreation centre featuring year-round events and the Miskanaw Golf Club.