108, 13221 MacDonald Drive
Fort McMurray, Alberta

MLS # A2267925
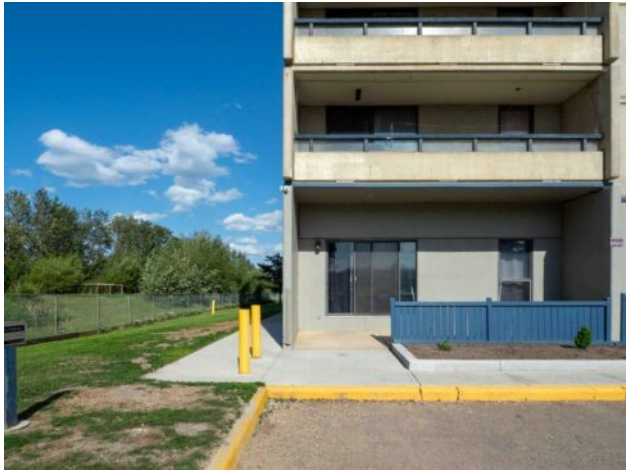
$59,000

Division:	Downtown
Type:	Residential/High Rise (5+ stories)
Style:	Apartment-Single Level Unit
Size:	692 sq.ft.
Age:	1972 (54 yrs old)
Beds:	2
Baths:	1
Garage:	Off Street, Parking Lot, Stall, Titled
Lot Size:	-
Lot Feat:	-

Heating:	Baseboard	**Water:**	-
Floors:	Vinyl	**Sewer:**	-
Roof:	-	**Condo Fee:**	$ 647
Basement:	-	**LLD:**	-
Exterior:	Concrete	**Zoning:**	BOR1
Foundation:	-	**Utilities:**	-
Features:	Pantry		

Inclusions: Fridge, stove, window coverings, visitor parking pass, keys, key fobs (x2)

Welcome to this well-maintained 692 sq ft ground-floor corner unit offering 2 bedrooms and a 4-piece bath with updated cabinetry and a tiled tub/shower. Featuring vinyl flooring throughout and no carpet, this home includes a well-appointed kitchen and plenty of generous in-unit storage closets. Ideally located beside scenic biking paths that follow the Snye and Athabasca Rivers, and within walking distance to MacDonald Island, Shell Place, and all downtown amenities. This unit comes with a covered, titled parking stall (171A) near the building’s front entrance for added convenience. Building amenities include 24-hour security, on-site management, shared laundry, and a fitness room. Condo fees of $646.72/month cover heat, water, garbage, exterior maintenance, professional management, reserve fund contributions, and building insurance. A tenant is currently in place with a lease through August 2026, making this a great investment opportunity.