



**GRASSROOTS**  
REALTY GROUP

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**603, 11721 Macdonald Drive  
Fort McMurray, Alberta**

**MLS # A2252678**



**\$59,900**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Downtown                           |               |                   |
| <b>Type:</b>     | Residential/High Rise (5+ stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 667 sq.ft.                         | <b>Age:</b>   | 1972 (53 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Stall                              |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                  |                   |        |
|--------------------|------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard        | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Linoleum | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                | <b>Condo Fee:</b> | \$ 579 |
| <b>Basement:</b>   | -                | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Mixed            | <b>Zoning:</b>    | BOR1   |
| <b>Foundation:</b> | -                | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Storage          |                   |        |

**Inclusions:** fridge, stove

Looking for a spot that's low-maintenance, close to everything, and comes with a built-in income stream? Welcome to your downtown Fort McMurray condo. This two-bedroom, one-bath unit is the definition of practical with a twist. You've got schools, shopping, and MacDonald Island Park practically at your doorstep, so whether you're grabbing groceries, hitting the gym, or catching a concert, convenience is the name of the game. Inside, you'll find a layout that makes sense, two comfortable bedrooms, a full bathroom, and a kitchen with plenty of counter space for when inspiration strikes and you suddenly need to bake banana bread at midnight. The living area is bright enough to keep the winter blues at bay and cozy enough to make movie nights feel like an occasion. Now here's the kicker: this unit is currently rented for \$1,250 a month, with a lease locked in until June 30, 2026. Condo fees are \$578.65, which covers the upkeep so you can focus on things that actually matter (like deciding if you want to turn the second bedroom into a home office, gym, or shrine to your favourite hockey team). Whether you're an investor hunting for a solid rental property or someone who wants to secure their next home downtown, this one ticks all the boxes. Be sure to check out the 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?