



**GRASSROOTS**  
REALTY GROUP

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**104, 13221 Macdonald Drive  
Fort McMurray, Alberta**

**MLS # A2252740**



**\$55,000**

<b>Division:</b>	Downtown		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	510 sq.ft.	<b>Age:</b>	1972 (54 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Parkade		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 443
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	BOR1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Elevator		

**Inclusions:** fridge, stove

**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?