



GRASSROOTS
REALTY GROUP

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506, 13221 Macdonald Drive
Fort McMurray, Alberta

MLS # A2268910



\$49,900

Division:	Downtown		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	511 sq.ft.	Age:	1972 (53 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Radiant	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 423
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	BOR1
Foundation:	-	Utilities:	-
Features:	Laminate Counters		

Inclusions: N/A

This 1-bed, 1-bath apartment is priced to SELL. This spacious unit is ideally situated in the northwest corner of the downtown core — just steps away from McDonald Island Park and all its world-class amenities. Enjoy incredible on-site features including a daycare, children’s dance academy, church, community gardens, and a full fitness & recreation centre (with personal training available). The building also offers full-time property management, 24/7 security, and a welcoming community atmosphere. This unit has been fully renovated — featuring a bright white kitchen, durable vinyl flooring, and fresh white paint throughout. Currently tenanted at \$1,300/month with a lease in place until JUNE 2026, making this a fantastic opportunity for investors seeking steady income in a strong rental market.