



GRASSROOTS
REALTY GROUP

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1206, 13221 Macdonald Drive
Fort McMurray, Alberta

MLS # A2268921



\$44,900

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:	Carpet	Sewer:	-
Roof:	-	Condo Fee:	\$ 443
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	BOR1
Foundation:	-	Utilities:	-
Features:	Laminate Counters		

Inclusions: N/A

This 1-bed, 1-bath apartment Situated on the 12th floor, this spacious unit offers stunning river views and a prime downtown location — just steps from McDonald Island Park and all its top-tier amenities. Enjoy the convenience of on-site amenities including a daycare, children’s dance academy, church, community gardens, and a full fitness & recreation centre (with personal training available). The complex also features 24/7 security and full-time on-site property management. This unit has been freshly updated with a new kitchen backsplash, new bathroom tile, and fresh white paint throughout. The home also features comfortable carpet flooring and an abundance of natural light. A perfect opportunity for first-time buyers or investors looking for affordable ownership in a well-managed downtown community. BOOK YOUR SHOWING TODAY..