



**203, 13221 Macdonald Drive  
Fort McMurray, Alberta**

**MLS # A2297359**



**\$57,500**

<b>Division:</b>	Downtown		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	654 sq.ft.	<b>Age:</b>	1972 (54 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Stall, Titled		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 626
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	BOR1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Great Investment property! Tenant in place with a month-to-month lease. These MacDonald Drive apartments are soundproof concrete buildings. This Bright and well-maintained 2-bedroom, 1-bathroom apartment offers comfortable and functional living. This inviting unit features a spacious living room with large windows that bring in plenty of natural light, complemented by carpet flooring and neutral tones throughout. The kitchen is practical and in good condition, providing good storage and workspace. The primary bedroom is large and has laminate flooring. The second bedroom still has the carpet, but it's cozy on your feet! The full bathroom is clean and well-kept. Enjoy a warm, welcoming atmosphere in this move-in-ready home—ideal for first-time buyers, downsizers, or investors. Call today to view.