



700, 11721 Macdonald Drive
Fort McMurray, Alberta

MLS # A2301509



\$59,900

Division:	Downtown		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	786 sq.ft.	Age:	1972 (54 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 661
Basement:	-	LLD:	-
Exterior:	Mixed	Zoning:	BOR1
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: All existing furnishings, appliances, fixtures, and contents within the unit are included in the sale.

Welcome to downtown Fort McMurray living - where convenience, comfort, and opportunity come together. This well-located 2-bedroom, 1-bath condo offers a functional layout designed for everyday ease, whether you're a first-time buyer, downsizer, or investor. Step inside to an inviting space that feels both cozy and practical - perfect for unwinding after a long day or treating yourself to a relaxed night in. The kitchen offers functional counter and cabinet space, making meal prep simple and efficient, while the two generously sized bedrooms provide flexibility for guests, a home office, or additional storage. Situated just minutes from schools, shopping, dining, and MacDonald Island Park, you'll love having everything you need right at your doorstep. Whether it's a quick grocery run, a gym session, or enjoying local events, this location delivers on lifestyle. For investors, this property presents a fantastic opportunity with reliable rental potential in a high-demand area. For homeowners, it offers an affordable entry into the market without sacrificing location or convenience. Low-maintenance living, a central location, and strong potential - this is a smart move in today's market. Book your showing and see the value for yourself.