



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

711, 13221 MacDonald Drive
Fort McMurray, Alberta

MLS # A2328131



\$59,900

Division:	Downtown		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	693 sq.ft.	Age:	1972 (54 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street, Parkade, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 661
Basement:	-	LLD:	-
Exterior:	Other	Zoning:	BOR1
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: NA

Welcome to this beautifully refurbished corner-unit condo offering 2 bedrooms and 1 bathroom with a stylish, modern feel throughout. Located on the 7th floor of Tower 2, this bright and inviting unit benefits from extra privacy and natural light thanks to its corner location. This well-maintained building features an elevator, security, leisure centre, and an on-site convenience store for added convenience. The condo includes a fridge, stove, and a titled underground parking stall, providing secure, covered parking year-round. Built with soundproof concrete construction, the MacDonald Drive apartments are known for their quiet living environment. Enjoy an unbeatable location within walking distance to parks, trails, MacDonald Island Park, SMS Equipment Stadium, shopping, restaurants, concerts, fitness facilities, and all the amenities downtown Fort McMurray has to offer. Whether you're a first-time buyer, investor, or looking to downsize, this move-in-ready condo offers comfort, convenience, and exceptional value. Vacant unit. Can be shown anytime.