

# \$69,900 - 602, 11721 Macdonald Drive, Fort McMurray

MLS® #A2208413

**\$69,900**

2 Bedroom, 1.00 Bathroom, 670 sqft

Residential on 0.00 Acres

Downtown, Fort McMurray, Alberta

This spacious two-bedroom unit boasts large windows that fill the home with natural light, a bright white kitchen and bathroom cabinetry, and a generous living area. Step out onto the expansive covered balcony, where you'll enjoy stunning views of the bridge leading north of town—a perfect spot to unwind and take in the scenery.

Located in a well-maintained complex, you'll benefit from 24/7 on-site security, full-time janitorial staff, outdoor recreation areas, and access to a fully equipped indoor gym. Condo fees conveniently include water, sewage, and heat, making this an exceptional value.

Ready for immediate possession, this is an ideal home or investment opportunity. Schedule your tour today and experience all this fantastic property has to offer!

Built in 1972

## Essential Information

|                |          |
|----------------|----------|
| MLS® #         | A2208413 |
| Price          | \$69,900 |
| Bedrooms       | 2        |
| Bathrooms      | 1.00     |
| Full Baths     | 1        |
| Square Footage | 670      |
| Acres          | 0.00     |
| Year Built     | 1972     |



|          |                   |
|----------|-------------------|
| Type     | Residential       |
| Sub-Type | Apartment         |
| Style    | Single Level Unit |
| Status   | Active            |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 602, 11721 Macdonald Drive |
| Subdivision | Downtown                   |
| City        | Fort McMurray              |
| County      | Wood Buffalo               |
| Province    | Alberta                    |
| Postal Code | T9H 4H1                    |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Coin Laundry, Elevator(s), Parking, Fitness Center, Recreation Facilities |
| Parking Spaces | 1   |
| Parking        | Parkade   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Laminate Counters                          |
| Appliances        | Microwave, Range Hood, Refrigerator, Range |
| Heating           | Radiant                                    |
| Cooling           | None                                       |
| # of Stories      | 9  |

### Exterior

|                   |          |
|-------------------|----------|
| Exterior Features | Balcony  |
| Construction      | Concrete |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 3rd, 2025 |
| Days on Market | 30              |
| Zoning         | BOR1            |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | EXP REALTY |
|----------------|------------|

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