

# \$68,900 - 1644, 21 Macdonald Drive, Fort McMurray

MLS® #A2263809

**\$68,900**

2 Bedroom, 2.00 Bathroom, 1,115 sqft

Residential on 0.00 Acres

Downtown, Fort McMurray, Alberta

Investor's Dream in the Heart of Downtown!

Welcome to 21 McDonald Drive, Unit 1644 – an incredible opportunity for investors or anyone looking for an affordable, spacious home in a prime location. This 1,115 sq ft unit offers a functional and well-designed layout with two massive bedrooms upstairs and a rare oversized storage area (8.5' x 9.5'), giving you plenty of extra space. Enjoy the convenience of in-suite laundry, a feature not often found in these units, and relax in the extra-large living room with lots of natural light. The home is completely carpet-free, making it easy to maintain and ideal for families or tenants.

The complex includes a gym facility for residents, and this unit comes with a titled covered parking stall in the parkade. Perfectly located downtown, you're just steps from MacDonald Island Park, trails, and all amenities.

Don't miss out on this chance to own a spacious unit with great investment potential in one of Fort McMurray's most convenient locations.

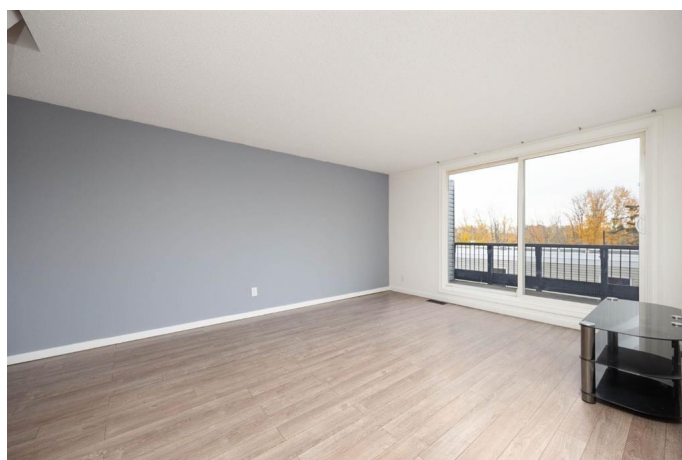
Call today to schedule your private showing!

Built in 1978

## Essential Information

MLS® # A2263809

Price \$68,900



|                |                  |
|----------------|------------------|
| Bedrooms       | 2                |
| Bathrooms      | 2.00             |
| Full Baths     | 1                |
| Half Baths     | 1                |
| Square Footage | 1,115            |
| Acres          | 0.00             |
| Year Built     | 1978             |
| Type           | Residential      |
| Sub-Type       | Apartment        |
| Style          | Multi Level Unit |
| Status         | Active           |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 1644, 21 Macdonald Drive |
| Subdivision | Downtown                 |
| City        | Fort McMurray            |
| County      | Wood Buffalo             |
| Province    | Alberta                  |
| Postal Code | T9H4H4                   |

### Amenities

|                |                |
|----------------|----------------|
| Amenities      | Fitness Center |
| Parking Spaces | 1              |
| Parking        | Parkade        |

### Interior

|                   |                                                  |
|-------------------|--------------------------------------------------|
| Interior Features | Laminate Counters                                |
| Appliances        | Dishwasher, Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Forced Air                                       |
| Cooling           | None                                             |
| # of Stories      | 2                                                |

### Exterior

|                   |          |
|-------------------|----------|
| Exterior Features | Balcony  |
| Roof              | Flat     |
| Construction      | Concrete |

### Additional Information

|             |                    |
|-------------|--------------------|
| Date Listed | October 10th, 2025 |
|-------------|--------------------|

|                |      |
|----------------|------|
| Days on Market | 30   |
| Zoning         | BOR1 |

## **Listing Details**

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

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