

1644, 21 Macdonald Drive
Fort McMurray, Alberta

MLS # A2263809



\$68,900

Division:	Downtown		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	1,115 sq.ft.	Age:	1978 (47 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Flat	Condo Fee:	\$ 851
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	BOR1
Foundation:	-	Utilities:	-
Features:	Laminate Counters		

Inclusions: FRIDGE STOVE DISHWASHER WASHER DRYER

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!