

**206, 11721 Macdonald Drive  
Fort McMurray, Alberta**
**MLS # A2268383**

**\$49,900**

<b>Division:</b>	Downtown		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	506 sq.ft.	<b>Age:</b>	1972 (54 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 443
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	BOR1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s)		
<b>Inclusions:</b>	Existing Furniture		

Welcome to this charming and well-maintained one-bedroom, one-bathroom condo — perfect for first-time buyers, downsizers, or investors! Step into a bright and functional kitchen featuring plenty of newer cabinets, storage, durable countertops, and classic white appliances. The adjoining living area offers a cozy space to relax, with large windows that fill the room with natural light. Neutral tones and comfortable furnishings make it easy to envision your own personal touches. The spacious bedroom provides ample room for a queen bed, complete with matching furniture and a warm, inviting atmosphere. The full bathroom and in-suite storage add convenience and practicality. Enjoy the comfort of carpeted flooring throughout the main living areas, with durable lino in the kitchen, entrance, storage and bathroom for easy maintenance. Located in a well-managed building, this condo is close to shopping, dining, parks, and public transit — offering both comfort and convenience. Whether you're looking for a move-in-ready home or a solid rental investment, this condo checks all the boxes!