

**1106, 13221 Macdonald Drive  
Fort McMurray, Alberta**

**MLS # A2281066**



**\$44,900**

<b>Division:</b>	Downtown		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	509 sq.ft.	<b>Age:</b>	1972 (54 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parkade		
<b>Lot Size:</b>	0.00 Acre		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Radiant	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 452
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	BOR1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters		

**Inclusions:** N/A

Welcome to this well-maintained 1-bedroom condo located in a solid concrete building right in the heart of downtown! Whether you're a first-time buyer or savvy investor, this unit offers excellent rental potential with its unbeatable location just steps from shops, restaurants, and city amenities. Enjoy a large private deck, perfect for relaxing or entertaining, and take advantage of the onsite gym and secure building features. Low-maintenance living in a building known for its quality construction and convenience—this is downtown living done right!