

# \$75,500 - 602, 11721 Macdonald Drive, Fort McMurray

MLS® #A2208413

## \$75,500

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	\$75,500
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), Fitness Center, Parking, 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	2
Zoning	BOR1

### **Listing Details**

Listing Office	EXP REALTY
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