

**209, 11721 Macdonald Drive  
Fort McMurray, Alberta**

**MLS # A2268897**



**\$59,900**

<b>Division:</b>	Downtown		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	735 sq.ft.	<b>Age:</b>	1972 (53 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Parkade		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Radiant	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 647
<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

**INVESTOR ALERT!** This fully renovated 2-bedroom, 1-bath apartment is priced at historic lows — an unbeatable opportunity for investors or first-time buyers! The unit has been beautifully updated with a modern white kitchen, sleek vinyl flooring, and fresh white paint throughout, giving it a bright and contemporary feel. Currently tenant-occupied at \$1,300/month with a lease in place until November 2026, providing reliable, long-term rental income from day one. Ideally situated in the northwest corner of Fort McMurray's downtown core, just steps from McDonald Island Park, offering world-class recreation, sports, and community amenities. All at an incredible price point. Don't miss this rare investment opportunity!