



THE
A-TEAM

**RE/MAX
FIRST**

21 MACDONALD Drive #1516, Fort McMurray T9H 4H4

MLS®#: **A2230891**

Area: **Downtown**

Listing Date: **06/13/25**

List Price: **\$93,500**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Fort McMurray**
Year Built: **1978**

Finished Floor Area

Abv Sqft: **995**
Low Sqft:
Ttl Sqft: **995**

Lot Information

Lot Sz Ar:
Lot Shape:

DOM

1
Layout
Beds: **3 (3)**
Baths: **1.5 (1 1)**
Style: **2 Storey**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat: **Backs on to Park/Green Space,Greenbelt,Landscaped,Low Maintenance Landscape,Many Trees,See Remarks**
Park Feat: **Stall**

Utilities and Features

Roof: **Membrane**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Playground**

Construction: **Vinyl Siding**
Flooring: **Carpet,Laminate,Linoleum**
Water Source:
Fnd/Bsmt: **Poured Concrete**
Kitchen Appl: **Built-In Gas Range,Built-In Refrigerator,Central Air Conditioner,Dishwasher,Microwave,Washer/Dryer Stacked,Window Coverings**
Int Feat: **Closet Organizers,See Remarks**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	6`5" x 4`4"
Kitchen	Main	8`6" x 7`11"
Office	Main	9`10" x 7`11"
4pc Bathroom	Second	8`2" x 5`0"
Bedroom	Second	7`11" x 9`9"

Room	Level	Dimensions
Dining Room	Main	11`9" x 6`8"
Living Room	Main	11`11" x 11`3"
Furnace/Utility Room	Main	3`5" x 3`4"
Bedroom	Second	9`3" x 9`9"
Bedroom - Primary	Second	12`2" x 11`0"

Legal/Tax/Financial

Condo Fee:
\$749

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
BOR1

Legal Desc: **1122235**

Remarks

Pub Rmks: **Welcome to 1516-21 MacDonald Drive-ON GREENBELT - a beautifully renovated and fully furnished 4-bedroom, 2-bathroom townhouse backing onto peaceful green space in the heart of downtown Fort McMurray. This stunning home offers a rare main floor bedroom with a spa-inspired ensuite, featuring custom tile, body jets, and a built-in sink. You'll also find convenient main floor laundry with a newer stackable washer and dryer. The bright and spacious living room opens to a lovely and spacious deck with a gas BBQ (included), overlooking mature trees and scenic, peaceful walking trails along the Snye. The kitchen has been completely redone with custom espresso cabinets, updated countertops, stylish backsplash, and a full appliance package including a gas range. Other upgrades include new vinyl flooring, fresh paint, updated fixtures, a newer furnace and hot water tank, and central A/C for year-round comfort. Upstairs, you'll find three additional bedrooms and a beautifully renovated full bathroom with custom countertops and elegant tilework. There's plenty of storage throughout the home. Residents of this well-maintained complex enjoy access to fantastic amenities including a daycare, fitness facility, party room, playground, basketball court, and church. The home also includes a titled underground parking stall (#278A) located directly across from the unit for convenient access. Enjoy the lifestyle of Fort McMurray's vibrant downtown, just steps from the riverbank, local parks, restaurants, shops, and MacDonald Island Park - Canada's largest community recreation centre featuring year-round events and the Miskanaw Golf Club.**

Inclusions: **Fridge, gas stove, dishwasher, over the range microwave, Stacked front loading washer and dryer, a/c, all furnishings, all window coverings**
Property Listed By: **COLDWELL BANKER UNITED**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (780) 804-4800







