

# \$93,500 - 1516, 21 Macdonald Drive, Fort McMurray

MLS® #A2230891

**\$93,500**

3 Bedroom, 2.00 Bathroom, 996 sqft

Residential on 0.00 Acres

Downtown, Fort McMurray, Alberta

Welcome to 1516-21 MacDonald Drive-ON GREENBELT â€” 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. Youâ€™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, youâ€™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.

Built in 1978

### Essential Information

MLS® #	A2230891
Price	\$93,500
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	996
Acres	0.00
Year Built	1978
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	1516, 21 Macdonald Drive
Subdivision	Downtown
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 4H4

### Amenities

Amenities	Recreation Facilities
Parking Spaces	1
Parking	Stall

## Interior

Interior Features	Closet Organizers, See Remarks
Appliances	Built-In Refrigerator, Central Air Conditioner, Dishwasher, Microwave, Washer/Dryer Stacked, Window Coverings, Built-In Gas Range
Heating	Forced Air, Natural Gas
Cooling	Central Air
Basement	None

## Exterior

Exterior Features	Playground
Lot Description	Backs on to Park/Green Space, Landscaped, Low Maintenance Landscape, Many Trees, See Remarks, Greenbelt
Roof	Membrane
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	June 13th, 2025
Days on Market	2
Zoning	BOR1

## Listing Details

Listing Office	COLDWELL BANKER UNITED
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