



THE
A-TEAM

**RE/MAX
FIRST**

14921 MACDONALD Drive #311, Fort McMurray T9H 4H3

MLS® #: **A2165595**

Area: **Downtown**

Listing Date: **09/13/24**

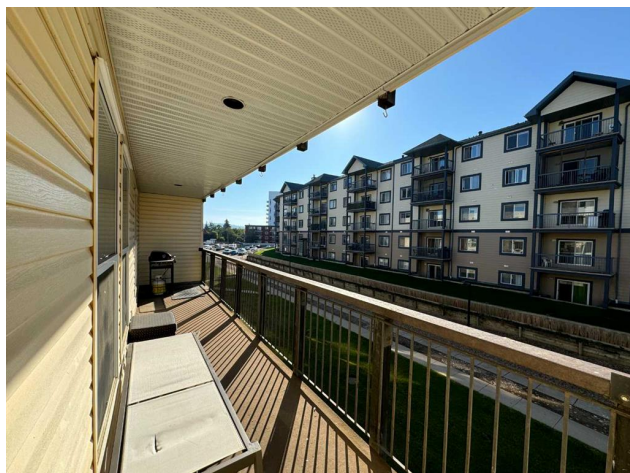
List Price: **\$55,000**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential Apartment**
Sub Type: **Fort McMurray**
City/Town: **Fort McMurray**
Year Built: **1972**

Finished Floor Area

Abv Sqft: **908**
Low Sqft:
Ttl Sqft: **908**

Lot Information

Lot Sz Ar:
Lot Shape:

DOM

39
Layout
Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz: **1**

Access:

Lot Feat:
Park Feat: **Parkade**

Utilities and Features

Roof:
Heating: **Boiler**
Sewer:
Ext Feat: **Balcony**

Construction: **Concrete**
Flooring: **Laminate, Linoleum**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Refrigerator, Stove(s)**
Int Feat: **Laminate Counters, Open Floorplan**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Main	
Dinette	Main	16`1" x 8`6"
Living Room	Main	18`9" x 11`10"
Storage	Main	5`3" x 8`11"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom	Main	12`6" x 8`2"
Kitchen	Main	7`7" x 8`3"
Bedroom - Primary	Main	16`1" x 10`1"

Legal/Tax/Financial

Condo Fee:
\$817

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
BOR1

Legal Desc: **1122235**

Remarks

Pub Rmks: **Welcome to River Park Glen. The largest condo facility in Fort McMurray. This 2 bedroom and 1 bathroom home has long term tenants. The unit is clean and full of morning sun. A great way to spend drinking your morning coffee on the large balcony. It's a great location being close to bus routes and the huge facility at Mac Island. Lots of great features in this complex. Be sure to check out the 360 tour & detailed floor plans in the photos. Strick 24 hours notice needed as physical notice must be posted for showings.**

Inclusions: **fridge, stove**
Property Listed By: **RE/MAX FORT MCMURRAY**

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



