



THE
A-TEAM

**RE/MAX
FIRST**

11721 MACDONALD Drive #400, Fort McMurray T9H 4H3

MLS® #: **A2170613**

Area: **Downtown**

Listing Date: **10/04/24**

List Price: **\$59,900**

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: **719**
Low Sqft:
Ttl Sqft: **719**

Lot Information

Lot Sz Ar:
Lot Shape:

DOM

141
Layout
Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Off Street, Stall

Utilities and Features

Roof:
Heating: **Baseboard**
Sewer:
Ext Feat: **None**

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

Kitchen Appl: **Refrigerator, See Remarks, Stove(s)**
Int Feat: **See Remarks**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Main	0' 0" x 0' 0"	Living Room	Main	18' 4" x 12' 6"
Kitchen	Main	7' 5" x 6' 11"	Bedroom	Main	9' 9" x 13' 1"
Bedroom	Main	9' 9" x 9' 1"			

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$647

Fee Simple

BOR1

Fee Freq:

Monthly

Legal Desc: **1122235**

Remarks

Pub Rmks: **Welcome to River Glen Park! This 4th floor condo is ready for new owners. This unit features 2 bedroom, 1 bathroom, a kitchen, a spacious living room and large balcony. This unit also comes with 1 titled parking stall (#149A). This complex is within walking distance to the popular Macdonald Island Park, Miskanaw golf course, Borealis Park and the beautiful Syne Park. This complex offers two exercise rooms, 24-hour patrolled security, a park and BBQ pit area with picnic tables between Tower 1, Lower Muise and Low-Rise Building. This unit is currently rented for \$1200/month until June 30 2025**

Inclusions: **Fridge, stove**
Property Listed By: **RE/MAX Connect**

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