



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

**108**  
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>
<b>4pc Bathroom</b>	<b>Main</b>	<b>0' 0" x 0' 0"</b>	<b>Living Room</b>	<b>Main</b>	<b>18' 4" x 12' 6"</b>
<b>Kitchen</b>	<b>Main</b>	<b>7' 5" x 6' 11"</b>	<b>Bedroom</b>	<b>Main</b>	<b>9' 9" x 13' 1"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9' 9" x 9' 1"</b>			

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

**\$647**

**Fee Simple**

**BOR1**

Fee Freq:

**Monthly**

Legal Desc: **1122235**

Remarks

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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 FORT MCMURRAY**

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