



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**

Sub Type:

**Apartment**

City/Town:

**Fort McMurray**

Year Built:

**1972**

Lot Information

Finished Floor Area

Abv Sqft:

**719**

Low Sqft:

Ttl Sqft:

**719**

Lot Sz Ar:

Lot Shape:

DOM

**78**

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:

**Baseboard**

Heating:

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

Room

**4pc Bathroom**

**Kitchen**

**Bedroom**

Level

**Main**

**Main**

**Main**

Dimensions

**0`0" x 0`0"**

**7`5" x 6`11"**

**9`9" x 9`1"**

Room

**Living Room**

**Bedroom**

Level

**Main**

**Main**

Dimensions

**18`4" x 12`6"**

**9`9" x 13`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 FORT MCMURRAY**

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