



THE
A-TEAM

**RE/MAX
FIRST**

14921 MACDONALD Drive #420, Fort McMurray T9H 4H3

MLS® #: **A2170749**

Area: **Downtown**

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

List Price: **\$49,900**

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:

987

Low Sqft:

Ttl Sqft:

987

Lot Sz Ar:

Lot Shape:

DOM

280

Layout

Beds:

2 (2)

Baths:

1.0 (1 0)

Style:

**Apartment-Low-Rise
(1-4)**

Parking

Ttl Park:

1

Garage Sz:

Access:

Lot Feat:

Park Feat:

Off Street,Stall

Utilities and Features

Roof:

Baseboard

Heating:

Sewer:

Ext Feat:

Balcony

Construction:

Vinyl Siding,Wood Frame

Flooring:

Laminate

Water Source:

Fnd/Bsmt:

Kitchen Appl:

Refrigerator,See Remarks,Stove(s)

Int Feat:

See Remarks

Utilities:

Room Information

Room

4pc Bathroom

Bedroom

Level

Main

Main

Dimensions

0`0" x 0`0"

12`5" x 8`11"

Room

Living Room

Bedroom

Legal/Tax/Financial

Level

Main

Main

Dimensions

18`10" x 11`9"

9`11" x 16`0"

Condo Fee:

\$817

Title:

Fee Simple

Zoning:

BOR1

Fee Freq:
Monthly

Legal Desc: **1122235**

Remarks

Pub Rmks: **Welcome to River Glen Park! This top floor condo is ready for new owners. This unit features 2 bedroom, 1 bathroom, a kitchen and a very spacious living room that has access to the large balcony. This unit also comes with 1 titled parking stall #219A. 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. Long term tenants pay \$1200/month and would love to stay.**

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