



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

Finished Floor Area  
Abv Sqft: **987**  
Low Sqft:  
Ttl Sqft: **987**

DOM

**47**  
Layout  
Beds: **2 (2)**  
Baths: **1.0 (1 0)**  
Style: **Low-Rise(1-4)**

Lot Information

Lot Sz Ar:  
Lot Shape:

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:  
Park Feat: **Off Street,Stall**

Utilities and Features

Roof:  
Heating: **Baseboard**  
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**

Level  
**Main**  
**Main**

Dimensions  
**18' 10" x 11' 9"**  
**9' 11" x 16' 0"**

Legal/Tax/Financial

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 FORT MCMURRAY**

---

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