



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

17
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