



THE
A-TEAM

**RE/MAX
FIRST**

14921 MACDONALD Drive #300, Fort McMurray T9H 4H3

MLS®#: **A2178084**

Area: **Downtown**

Listing Date: **11/08/24**

List Price: **\$79,000**

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: **883**
Low Sqft:
Ttl Sqft: **883**

DOM

43
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: **Other**
Park Feat: **Stall**

Utilities and Features

Roof:
Heating: **Boiler**
Sewer:
Ext Feat: **Balcony**

Construction: **Concrete**
Flooring: **Laminate**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Microwave,Oven,Refrigerator,Stove(s)**
Int Feat: **Open Floorplan,See Remarks**
Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	13`6" x 24`11"
Dining Room	Main	60`4" x 37`5"
Living Room	Main	49`7" x 37`5"
Storage	Main	17`1" x 27`3"

Room	Level	Dimensions
Bedroom	Main	41`0" x 26`7"
Kitchen	Main	24`7" x 27`3"
Bedroom - Primary	Main	49`7" x 33`2"

Legal/Tax/Financial

Condo Fee:
\$783

Title:
Fee Simple

Zoning:
BOR1

Legal Desc:

1122235

Fee Freq:
Monthly

Remarks

Pub Rmks:

This is an AMAZING opportunity to own this property in River Park Glen! Whether you're just getting started or an investor, check out this property!! Steal of a deal, this high-end unit is beautiful and tastefully renovated with bamboo counter-tops. Open-concept living, right next door to laundry, this END UNIT is within walking distance from our state-of-the-art MacDonald Island and close to a splash water park for the kids! Book your showing and make this yours today!

Inclusions:

BBQ, All Patio Furniture, Window Air Conditioner and Portable Air Conditioner; Negotiable: Inside Furniture

Property Listed By:

RE/MAX FORT MCMURRAY

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





