



THE
A-TEAM

**RE/MAX
FIRST**

21 MACDONALD Drive #1527, Fort McMurray T9H 4H4

MLS® #: **A2183363**

Area: **Downtown**

Listing Date: **12/16/24**

List Price: **\$95,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Fort McMurray**
Year Built: **1978**

Finished Floor Area
Abv Sqft: **980**
Low Sqft:
Ttl Sqft: **980**

DOM

17
Layout
Beds: **3 (3)**
Baths: **1.5 (1 1)**
Style: **2 Storey**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat: **See Remarks**
Park Feat: **Stall**

Utilities and Features

Roof: **Membrane**
Heating: **Forced Air**
Sewer:
Ext Feat: **None**

Construction: **Vinyl Siding**
Flooring: **Carpet,Laminate,Linoleum**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Microwave,Refrigerator,Stove(s),Washer/Dryer Stacked**
Int Feat: **See Remarks**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	6`3" x 4`5"
Kitchen	Main	12`1" x 12`3"
Storage	Main	3`0" x 6`7"
4pc Bathroom	Second	8`0" x 4`11"
Bedroom	Second	9`8" x 9`6"

Room	Level	Dimensions
Dining Room	Main	10`7" x 8`1"
Living Room	Main	12`0" x 13`8"
Furnace/Utility Room	Main	3`6" x 3`5"
Bedroom	Second	11`4" x 9`6"
Bedroom - Primary	Second	12`3" x 10`9"

Legal/Tax/Financial

Condo Fee:
\$748

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
BOR1

Legal Desc: **1122235**

Remarks

Pub Rmks: **Convenient location! Walking distance from Macdonald Island and minutes away from all downtown amenities. This fully RENOVATED townhome from top to bottom! Lovely 2 storey home features 3 bedrooms and 2 baths, a main floor laundry with front loading washer and dryer, an updated kitchen with newer espresso cabinets, countertops, fixtures and appliances pkg, a separate dining area and a spacious living room with patio doors that lead to a large deck surrounded by trees. Bright décor and newer flooring throughout. Features included a fully upgraded washroom, newer lighting pkg, upgraded flooring, paint and trim throughout, and a newer hot water tank and furnace. Furnishings optional. Parking stall assigned 367A. The location is next door to an 18-hole golf course, Borealis Park, the trail system, the Snye River and the abundant amenities of MacDonald Island. Residents will enjoy access to on-location services such as DAY CARE, LEISURE CENTER, COMMUNITY GARDENS, CHURCH, and CHILDREN'S DANCE STUDIO as well as full-time on-location management and 24/7 patrolled security. River Park Glen is Fort McMurray's HIGHEST-RATED multifamily community on Google.**

Inclusions: **fridge, stove, dishwasher, over-the-range microwave, stacked front loading washer and dryer, portable air conditioning unit, standing fan, reclining leather chair, leather loveseat, circular dining table and four chairs, coffee table, single leather chair, all window coverings**

Property Listed By: **COLDWELL BANKER UNITED**

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







