



THE
A-TEAM

**RE/MAX
FIRST**

14921 MACDONALD Drive #311, Fort McMurray T9H 4H3

MLS® #: **A2186175**

Area: **Downtown**

Listing Date: **01/08/25**

List Price: **\$40,000**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$5k, 04-Jul**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Apartment

City/Town:

Fort McMurray

Year Built:

1972

Lot Information

Lot Sz Ar:

Finished Floor Area

Abv Sqft:

908

Low Sqft:

Ttl Sqft:

908

Lot Shape:

DOM

180

Layout

Beds:

2 (2)

Baths:

1.0 (1 0)

Style:

Apartment

Parking

Ttl Park:

1

Garage Sz:

1

Access:

Lot Feat:

Park Feat:

Parkade

Utilities and Features

Roof:

Heating:

Boiler

Sewer:

Ext Feat:

Balcony

Construction:

Concrete

Flooring:

Laminate, Linoleum

Water Source:

Fnd/Bsmt:

Kitchen Appl:

Refrigerator, Stove(s)

Int Feat:

Laminate Counters, Open Floorplan

Utilities:

Room Information

Room

4pc Bathroom

Dinette

Living Room

Storage

Level

Main

Main

Main

Main

Dimensions

16`1" x 8`6"

18`9" x 11`10"

5`3" x 8`11"

Room

Bedroom

Kitchen

Bedroom - Primary

Level

Main

Main

Main

Dimensions

12`6" x 8`2"

7`7" x 8`3"

16`1" x 10`1"

Legal/Tax/Financial

Condo Fee:
\$817

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
BOR1

Legal Desc: **1122235**

Remarks

Pub Rmks: **Welcome to River Park Glen. The largest condo facility in Fort McMurray. This 2 bedroom and 1 bathroom home has long term tenants. The unit is clean and full of morning sun. A great way to spend drinking your morning coffee on the large balcony. It's a great location being close to bus routes and the huge facility at Mac Island. Lots of great features in this complex. Be sure to check out the 360 tour & detailed floor plans in the photos. Strick business 48 hours notice needed as physical notice must be posted for showings. Property is cash flow positive with long term tenant that would like to stay. Condo fees are \$816/m. Great investment opportunity.**

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





