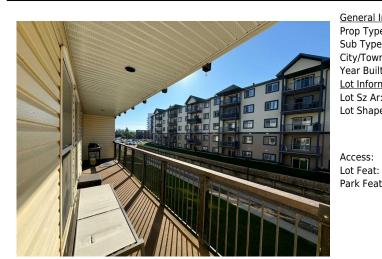


## 14921 MACDONALD Drive #311, Fort McMurray T9H 4H3

MLS®#: A2186175 Listing 01/08/25 List Price: \$40,000 Area: Downtown

Status: Active County: **Wood Buffalo** Change: -\$5k, 04-Jul Association: Fort McMurray

Date:



**General Information** 

Residential Prop Type: Sub Type: **Apartment** City/Town: Fort McMurray

Year Built: 1972 Abv Saft: Lot Information Low Sqft:

Lot Sz Ar: Ttl Sqft: Lot Shape:

Access:

5`3" x 8`11"

Park Feat: Parkade

908

908

DOM 180 **Layout** 

2 (2) Beds: 1.0 (1 0) Baths:

Apartment Style:

**Parking** 

Ttl Park: 1 Garage Sz: 1

## Utilities and Features

Roof: Boiler Heating:

Sewer:

Storage

Ext Feat: Balcony Construction: Concrete Flooring:

Laminate, Linoleum

Finished Floor Area

Water Source: Fnd/Bsmt:

Kitchen Appl: Refrigerator, Stove(s)

Int Feat: **Laminate Counters, Open Floorplan** 

**Utilities:** 

Main

Room Information

Room Level **Dimensions** Room Level **Dimensions** 4pc Bathroom Main **Bedroom** Main 12`6" x 8`2" Dinette 16`1" x 8`6" 7`7" x 8`3" Main Kitchen Main **Living Room** Main 18'9" x 11'10" 16`1" x 10`1" **Bedroom - Primary** Main

Legal/Tax/Financial

Condo Fee: Title: Zoning: \$817 Fee Simple BOR1

Fee Freq: Monthly

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

