



THE  
**A-TEAM**

**RE/MAX  
FIRST**

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

MLS®#: **A2186175**

Area: **Downtown**

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

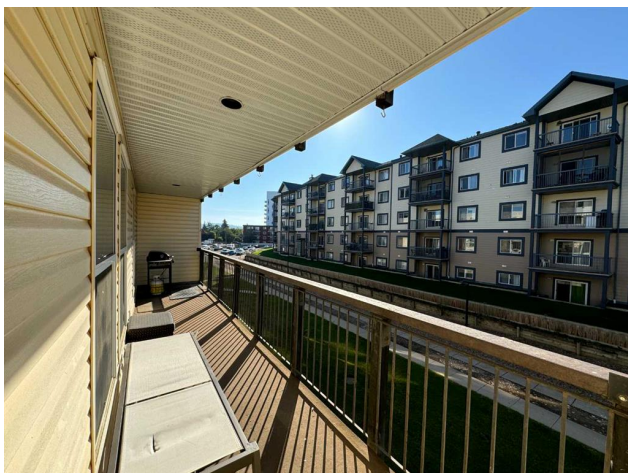
List Price: **\$50,000**

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**  
Lot Information  
Lot Sz Ar:  
Lot Shape:

Finished Floor Area  
Abv Sqft: **908**  
Low Sqft:  
Ttl Sqft: **908**

DOM

**12**  
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

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>4pc Bathroom</b>	<b>Main</b>	
<b>Dinette</b>	<b>Main</b>	<b>16`1" x 8`6"</b>
<b>Living Room</b>	<b>Main</b>	<b>18`9" x 11`10"</b>
<b>Storage</b>	<b>Main</b>	<b>5`3" x 8`11"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Bedroom</b>	<b>Main</b>	<b>12`6" x 8`2"</b>
<b>Kitchen</b>	<b>Main</b>	<b>7`7" x 8`3"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>16`1" x 10`1"</b>

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.**

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**



