



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: **\$45,000**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$5k, 16-Apr**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Apartment**

City/Town:

**Fort McMurray**

Year Built:

**1972**

Lot Information

Finished Floor Area

Abv Sqft:

**908**

Low Sqft:

Ttl Sqft:

**908**

Lot Sz Ar:

Lot Shape:

DOM

**140**

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:

Sewer:

Ext Feat:

**Boiler**

**Balcony**

Construction:

**Concrete**

Flooring:

**Laminate, Linoleum**

Water Source:

Fnd/Bsmt:

Kitchen Appl:

Int Feat:

Utilities:

**Refrigerator, Stove(s)**

**Laminate Counters, Open Floorplan**

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**







