



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**14921 MACDONALD Drive #403, Fort McMurray T9H 4H3**

MLS® #: **A2194862**

Area: **Downtown**

Listing Date: **02/14/25**

List Price: **\$56,000**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

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:

**904**

Low Sqft:

Ttl Sqft:

**904**

Lot Sz Ar:

Lot Shape:

DOM

**106**

Layout

Beds:

**2 (2 )**

Baths:

**1.0 (1 0)**

Style:

**Apartment**

Parking

Ttl Park:

**1**

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Parkade**

Utilities and Features

Roof: **Asphalt**  
Heating: **Baseboard**  
Sewer:  
Ext Feat: **Other**

Construction: **Vinyl Siding**  
Flooring: **Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Electric Stove,Range Hood,Refrigerator,Window Coverings**  
Int Feat: **Ceiling Fan(s),Storage,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Bedroom</b>	<b>Main</b>	<b>8`1" x 12`6"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>10`0" x 16`1"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>7`5" x 4`11"</b>			

Legal/Tax/Financial

Condo Fee:  
**\$817**

Title: **Fee Simple**  
Fee Freq:

Zoning:  
**BOR1**

Legal Desc:	1122235	Monthly	Remarks
Pub Rmks:	<b>Welcome to this beautifully updated top-floor 2 bedroom, 1 bathroom condo in "The Low Rise" of River Park Glen. Step inside to find new vinyl plank flooring , new trim and fresh paint throughout, creating a modern atmosphere. The kitchen has been renovated with a wall removed to create an open concept feel, including brand new soft close cabinets, new backsplash and new countertops, perfect for cooking and entertaining. The updated 4pc bathroom boasts new sink, vanity, toilet and backsplash for a refreshed look. Bedrooms are large and primary includes a walk-in closet. Enjoy your huge private balcony, recently replaced by the condo corporation. Located in a prime location, this unit is perfect for investors and first time home buyers alike. 1 titled parking spot located in the parkade. Schedule your private showing today!</b>		
Inclusions:	<b>Storage Shelf, Bathroom Shelf</b>		
Property Listed By:	<b>ROYAL LEPAGE BENCHMARK</b>		

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





