



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**14921 MACDONALD Drive #300, Fort McMurray T9H 4H3**

MLS® #: **A2197089**

Area: **Downtown**

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

List Price: **\$70,000**

Status: **Pending**

County: **Wood Buffalo**

Change: **-\$5k, 29-Mar**

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:

**883**

Low Sqft:

Ttl Sqft:

**883**

Lot Sz Ar:

Lot Shape:

DOM

**95**

Layout

Beds:

**2 (2 )**

Baths:

**1.0 (1 0)**

Style:

**Apartment-Low-Rise  
(1-4)**

Parking

Ttl Park:

**1**

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Other**

**Stall**

Utilities and Features

Roof:

Heating: **Boiler**

Sewer:

Ext Feat: **Balcony**

Construction:

**Concrete**

Flooring:

**Laminate**

Water Source:

Fnd/Bsmt:

Kitchen Appl:

**Microwave,Oven,Refrigerator,Stove(s)**

Int Feat:

**Open Floorplan,See Remarks**

Utilities:

Room Information

Room

Level

Dimensions

**4pc Bathroom**

**Main**

**13`6" x 24`11"**

**Dining Room**

**Main**

**60`4" x 37`5"**

**Living Room**

**Main**

**49`7" x 37`5"**

**Storage**

**Main**

**17`1" x 27`3"**

Room

Level

Dimensions

**Bedroom**

**Main**

**41`0" x 26`7"**

**Kitchen**

**Main**

**24`7" x 27`3"**

**Bedroom - Primary**

**Main**

**49`7" x 33`2"**

Legal/Tax/Financial

Condo Fee:

**\$783**

Title:

**Fee Simple**

Zoning:

**BOR1**

Legal Desc:

1122235

Fee Freq:  
Monthly

Remarks

Pub Rmks:

**END Unit, Completely Renovated and right across from laundry facilities! This is an AMAZING opportunity to own this AFFORDABLE property in River Park Glen! Excellent opportunity for investors and new home buyers alike. With open-concept living, this END UNIT is in a great location that is within walking distance from our state-of-the-art MacDonald Island and close to a splash water park for the kids! Book your showing and make this yours today!**

Inclusions:

**BBQ, All Patio Furniture, Window Air Conditioner and Portable Air Conditioner; Negotiable: Inside Furniture**

Property Listed By:

**RE/MAX Connect**

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









