



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: **\$74,900**

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**

Finished Floor Area
Abv Sqft: **883**
Low Sqft:
Ttl Sqft: **883**

Lot Information

Lot Sz Ar:
Lot Shape:

Access:

Lot Feat: **Other**
Park Feat: **Stall**

DOM

0

Layout

Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
Garage Sz:

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





