



THE
A-TEAM

**RE/MAX
FIRST**

21 MACDONALD Drive #1541, Fort McMurray T9H 4H4

MLS® #: **A2199165**

Area: **Downtown**

Listing Date: **03/06/25**

List Price: **\$85,000**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Fort McMurray**
Year Built: **1978**

Finished Floor Area
Abv Sqft: **980**
Low Sqft:
Ttl Sqft: **980**

DOM

25
Layout
Beds: **3 (3)**
Baths: **1.5 (1 1)**
Style: **2 Storey**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat: **See Remarks**
Park Feat: **Stall**

Utilities and Features

Roof: **Membrane**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **None,Playground**

Construction: **Vinyl Siding**
Flooring: **Carpet,Laminate,Linoleum**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **See Remarks**
Int Feat: **See Remarks**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	6`3" x 4`5"	Dining Room	Main	8`0" x 9`9"
Kitchen	Main	8`5" x 8`0"	Living Room	Main	17`9" x 12`0"
4pc Bathroom	Second	8`0" x 5`0"	Bedroom	Second	7`10" x 9`6"
Bedroom	Second	8`10" x 9`6"	Bedroom - Primary	Second	12`2" x 8`8"
Storage	Main	3`0" x 6`7"	Furnace/Utility Room	Main	3`6" x 3`5"

Condo Fee:
\$749

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
BOR1

Legal Desc: **1122235**

Remarks

Pub Rmks: **Renovated Townhome in a Prime Downtown Location! This 3-bedroom, 2-bathroom townhome offers modern living in one of Fort McMurray's most convenient locations. Situated just minutes from downtown and within walking distance of MacDonald Island, Borealis Park, and the Snye River, this home provides easy access to nature, recreation, and city amenities. The open-concept layout creates a spacious and inviting main floor, where the living room seamlessly flows into the kitchen and dining area. The kitchen features stunning granite countertops with a built-in breakfast bar, perfect for casual dining. The main floor also boasts durable vinyl plank flooring, while plush brand-new carpet leads upstairs and continues throughout the second level. A convenient half-bathroom is also located on the main floor. Upstairs, you'll find three well-sized bedrooms, a large storage closet, and a 4-piece bathroom, complete with new fixtures, modern tile, and a beautifully upgraded tub surround. This home also includes a titled covered parking stall located just outside your unit for added convenience. Living in River Park Glen means more than just a great home—it means access to an incredible community. Residents enjoy nearby leisure activities such as an 18-hole golf course, walking trails, and recreational facilities. The complex itself offers fantastic on-site amenities, including a daycare, leisure center, community gardens, a church, and a children's dance studio. With full-time on-location management and 24/7 patrolled security, peace of mind comes standard. It's no surprise that River Park Glen is Fort McMurray's highest-rated multifamily community on Google. Don't miss this opportunity to own a stylish, move-in-ready home in one of the best locations in the city. Schedule your private viewing today!**

Inclusions: **Property Sold As Is Where Is**
Property Listed By: **COLDWELL BANKER UNITED**

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





