



THE
A-TEAM

**RE/MAX
FIRST**

14921 MACDONALD Drive #108, Fort McMurray T9H 4H3

MLS® #: **A2207550**

Area: **Downtown**

Listing Date: **04/03/25**

List Price: **\$49,900**

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

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **876**
Low Sqft:
Ttl Sqft: **876**

DOM

16
Layout
Beds: **3 (3)**
Baths: **1.0 (1 0)**
Style: **Apartment-Single Level Unit**

Parking

Ttl Park: **1**
Garage Sz:

Access:
Lot Feat:
Park Feat: **Stall**

Utilities and Features

Roof:
Heating: **Baseboard**
Sewer:
Ext Feat: **None**

Construction: **Concrete**
Flooring: **Laminate**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Microwave, Refrigerator, Stove(s)**
Int Feat: **See Remarks**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Main	5`1" x 7`5"
Bedroom	Main	12`1" x 8`3"
Kitchen	Main	7`7" x 7`11"
Bedroom - Primary	Main	15`6" x 10`1"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom	Main	12`1" x 8`1"
Dining Room	Main	6`2" x 11`5"
Living Room	Main	12`1" x 11`5"
Storage	Main	5`3" x 6`7"

Legal/Tax/Financial

Condo Fee:
\$749

Title:
Fee Simple

Zoning:
BOR1

Legal Desc: 1122235;5B Fee Freq: Monthly

Remarks

Pub Rmks: **RARE 3 Bedroom Unit! The unique layout with three bedrooms, one full bathroom and a spacious living area make this unit an ideal choice for families or investors. Located minutes from the downtown core and MacDonald Island Park this location offers the best of both worlds. 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: N/A
Property Listed By: COLDWELL BANKER UNITED

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



