



THE
A-TEAM

**RE/MAX
FIRST**

11721 MACDONALD Drive #1208, Fort McMurray t9h4h1

MLS® #: **A2209352**

Area: **Downtown**

Listing Date: **04/07/25**

List Price: **\$69,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$6k, 16-Apr**

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:

734

Low Sqft:

Ttl Sqft:

734

Lot Sz Ar:

Lot Shape:

DOM

54

Layout

Beds:

2 (2)

Baths:

1.0 (1 0)

Style:

**Apartment-Single
Level Unit**

Access:

Lot Feat:

Park Feat:

Parkade

Parking

Ttl Park:

1

Garage Sz:

Utilities and Features

Roof: **Flat**

Heating: **Radiant**

Sewer:

Ext Feat: **Balcony**

Construction:

Concrete

Flooring:

Ceramic Tile,Laminate

Water Source:

Fnd/Bsmt:

Kitchen Appl:

Range,Range Hood,Refrigerator

Int Feat:

Laminate Counters

Utilities:

Room Information

Room

Level

Dimensions

4pc Bathroom

Main

8`8" x 5`0"

Bedroom

Main

13`9" x 10`10"

Kitchen

Main

7`1" x 7`5"

Room

Level

Dimensions

Bedroom

Main

12`0" x 9`0"

Dining Room

Main

10`5" x 8`7"

Living Room

Main

12`4" x 12`0"

Legal/Tax/Financial

Condo Fee:

\$647

Title:

Fee Simple

Fee Freq:

Zoning:

BOR1

Legal Desc:	1122235	Monthly	Remarks
Pub Rmks:	stunning 12th-floor residence at River Park Glen. This concrete-constructed building is right in the heat of downtown core steps from MacDonald Island Park and all the vibrant energy of Fort McMurray's city. This Bright & spacious 2-bedroom layout Big balcony with downtown/city views, Building gym for workouts anytime, 1 parking stall included, Great location - walk everywhere! Perfect for professionals, small families, or investors looking for a low-maintenance downtown home. Call today to view it!		
Inclusions:	CAN COME FURNISHED		
Property Listed By:	EXP REALTY		

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



