



THE
A-TEAM

**RE/MAX
FIRST**

21 MACDONALD Drive #1644, Fort McMurray T9H 4H4

MLS® #: **A2221507**

Area: **Downtown**

Listing Date: **05/15/25**

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

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Apartment

City/Town:

Fort McMurray

Year Built:

1978

Lot Information

Lot Sz Ar:

Lot Shape:

Finished Floor Area

Abv Sqft:

1,228

Low Sqft:

Ttl Sqft:

1,228

DOM

16

Layout

Beds:

2 (2)

Baths:

1.5 (1 1)

Style:

**Apartment-Multi
Level Unit**

Parking

Ttl Park:

1

Garage Sz:

Access:

Lot Feat:

Park Feat:

See Remarks

Covered,Parkade,Stall,Titled

Utilities and Features

Roof: **Membrane**

Heating: **Forced Air**

Sewer:

Ext Feat: **Balcony**

Construction:

Concrete

Flooring:

Laminate,Vinyl Plank

Water Source:

Fnd/Bsmt:

Kitchen Appl:

Dishwasher,Dryer,Refrigerator,Stove(s),Washer

Int Feat:

See Remarks

Utilities:

Room Information

Room

Level

Dimensions

Room

Legal/Tax/Financial

Level

Dimensions

Condo Fee:

\$851

Title:

Fee Simple

Fee Freq:

Monthly

Zoning:

BOR1

Legal Desc:	1122235	Remarks
Pub Rmks:	NEW MODERN VINYL FLOORING, FRESH WHITE PAINT! Welcome to 21 MacDonald Dr #1644: Ready for immediate possession, this 2 bed, 1.5 bath 2-storey unit offers splendid views and is an ideal investment opportunity or perfect if you're looking to own your own property. Fresh white paint brightens the walls, while new luxury vinyl plank flooring adds a modern touch to the stairs and second level. Sleek black and white marbled vinyl tile enhances the kitchen and bathrooms, creating a stylish and cohesive look throughout. As you step inside, you're greeted by an inviting open-concept living area. The main floor features a white kitchen, a convenient 2pc bathroom, and a spacious, relaxing balcony. Upstairs, discover a generously sized primary bedroom with double closets, a full 4pc bathroom, an additional bedroom, a sizeable storage room, and in-unit laundry facilities. Conveniently located in the downtown core, steps away from MacDonald Island Park, a golf course and many other amenities. Residents of River Park Glen enjoy access to an on-site daycare, community gardens, fitness/recreation centre, full-time on-location property management staff, and 24/7 security. This unit also comes with one covered titled parking spot; schedule your viewing today!	
Inclusions:	N/A	
Property Listed By:	The Agency North Central Alberta	

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







