



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**13221 MACDONALD Drive #1411, Fort McMurray T9H 4H2**

MLS® #: **A2225544**

Area: **Downtown**

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

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

Status: **Active**

County: **Wood Buffalo**

Change: **-\$8k, 14-Jul**

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:

**709**

Low Sqft:

Ttl Sqft:

**709**

Lot Sz Ar:

Lot Shape:

DOM

**41**

Layout

Beds:

**2 (2 )**

Baths:

**1.0 (1 0)**

Style:

**Apartment-Single  
Level Unit**

Parking

Ttl Park:

**1**

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Stall,Titled**

Utilities and Features

Roof:

Heating:

Sewer:

Ext Feat:

**Baseboard,Natural Gas**

**None**

Construction:

**Concrete**

Flooring:

**Carpet,Linoleum**

Water Source:

Fnd/Bsmt:

Kitchen Appl:

Int Feat:

Utilities:

**Refrigerator,Stove(s)**

**See Remarks**

Room Information

Room

Level

Dimensions

Room

Legal/Tax/Financial

Level

Dimensions

Condo Fee:

**\$647**

Title:

**Fee Simple**

Fee Freq:

**Monthly**

Zoning:

**BOR1**

Legal Desc:	1122235	Remarks
Pub Rmks:	<b>2 Bedroom, Top Floor Unit with Stunning Views and Parkade Parking! Having long term tenants in place make this unit ideal for savvy buyers looking for an investment property. Just minutes from downtown Fort McMurray and MacDonald Island Park, you'll enjoy the convenience of city living with easy access to nature and recreation. Living at River Park Glen means more than just owning a great home—it's about being part of a vibrant community. Residents enjoy nearby amenities like an 18-hole golf course, scenic walking trails, and top-tier recreational facilities. On-site, the complex features a daycare, leisure center, community gardens, church, and a children's dance studio. With full-time on-site management and 24/7 patrolled security, you'll have peace of mind around the clock. It's no wonder River Park Glen is Fort McMurray's highest-rated multifamily community on Google! Don't miss out, book your private showing today!</b>	
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**





