



THE
A-TEAM

**RE/MAX
FIRST**

13221 MACDONALD Drive #105, Fort McMurray T9H 4H2

MLS® #: **A2225545**

Area: **Downtown**

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

List Price: **\$47,900**

Status: **Pending**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential
Apartment**
Sub Type: **Fort McMurray**
City/Town: **1972**
Year Built:

Finished Floor Area

Abv Sqft: **734**
Low Sqft:
Ttl Sqft: **734**

Lot Information
Lot Sz Ar:
Lot Shape:

DOM

21
Layout
Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **Apartment-Single
Level Unit**

Access:
Lot Feat:
Park Feat: **Assigned,Stall**

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof:
Heating: **Baseboard,Natural Gas**
Sewer:
Ext Feat: **None**

Construction: **Concrete**
Flooring: **Carpet,Linoleum**
Water Source:
Fnd/Bsmt:

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

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			Legal/Tax/Financial		

Condo Fee: **\$647**

Legal Desc: **1122235**

Title: **Fee Simple**
Fee Freq: **Monthly**

Zoning: **BOR1**

Remarks

Pub Rmks:

2 Bedroom, 1 Bathroom Ground Floor Unit with access to greenspace directly from the living area! Recent renovations include BRAND NEW flooring. 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 out on this excellent investment opportunity.

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













