



THE
A-TEAM

**RE/MAX
FIRST**

14921 MACDONALD Drive #403, Fort McMurray T9H 4H3

MLS® #: **A2228115**

Area: **Downtown**

Listing Date: **06/05/25**

List Price: **\$46,000**

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: **904**
Low Sqft:
Ttl Sqft: **904**

DOM

1
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: **Parkade**

Utilities and Features

Roof: **Asphalt**
Heating: **Baseboard**
Sewer:
Ext Feat: **Other**

Construction: **Vinyl Siding**
Flooring: **Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Electric Stove,Range Hood,Refrigerator,Window Coverings**
Int Feat: **Ceiling Fan(s),Storage,Walk-In Closet(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u> <u>Legal/Tax/Financial</u>	<u>Level</u>	<u>Dimensions</u>
Condo Fee: \$817		Title: Fee Simple Fee Freq: Monthly		Zoning: BOR1	
Legal Desc:	1122235				

Remarks

Pub Rmks:	Welcome to this beautifully updated top-floor 2 bedroom, 1 bathroom condo in "The Low Rise" of River Park Glen. Step inside to find new vinyl plank flooring , new trim and fresh paint throughout, creating a modern atmosphere. The kitchen has been renovated with a wall removed to create an open concept feel, including brand new soft close cabinets, new backsplash and new countertops, perfect for cooking and entertaining. The updated 4pc bathroom boasts new sink, vanity, toilet and backsplash for a refreshed look. Bedrooms are large and primary includes a walk-in closet. Enjoy your huge private balcony, recently replaced by the condo corporation. Located in a prime location, this unit is perfect for investors and first time home buyers alike. 1 titled parking spot located in the parkade. Schedule your private showing today!
Inclusions:	Storage Shelf, Bathroom Shelf
Property Listed By:	ROYAL LEPAGE BENCHMARK

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





