

# \$40,000 - 311, 14921 Macdonald Drive, Fort McMurray

MLS® #A2186175

**\$40,000**

2 Bedroom, 1.00 Bathroom, 908 sqft

Residential on 0.00 Acres

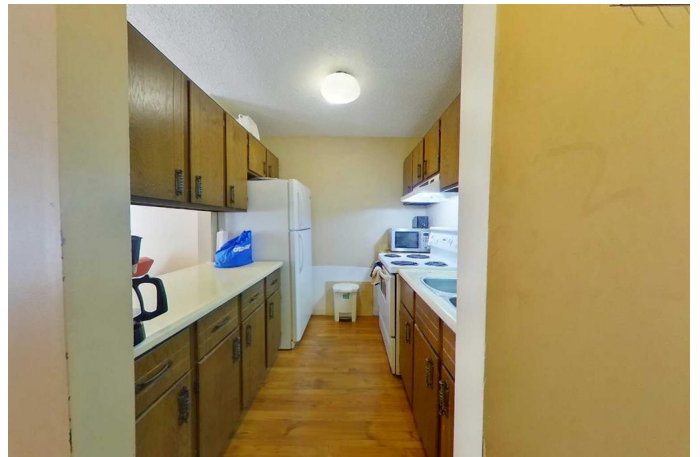
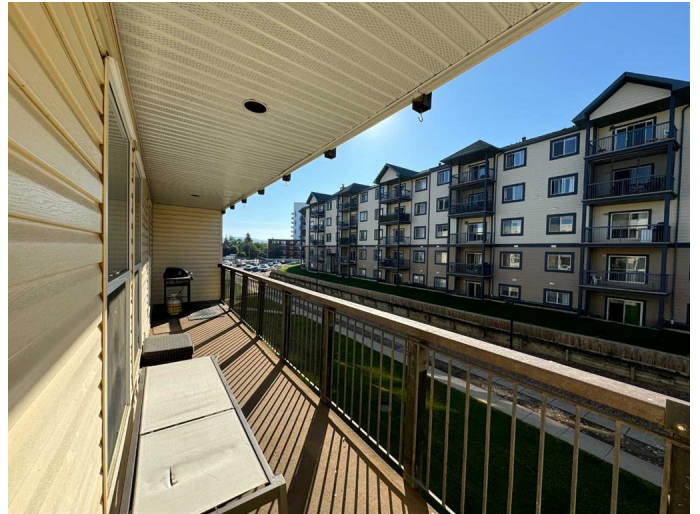
Downtown, Fort McMurray, Alberta

Welcome to River Park Glen. The largest condo facility in Fort McMurray. This 2 bedroom and 1 bathroom home has long term tenants. The unit is clean and full of morning sun. A great way to spend drinking your morning coffee on the large balcony. It's a great location being close to bus routes and the huge facility at Mac Island. Lots of great features in this complex. Be sure to check out the 360 tour & detailed floor plans in the photos. Strick business 48 hours notice needed as physical notice must be posted for showings. Property is cash flow positive with long term tenant that would like to stay. Condo fees are \$816/m. Great investment opportunity. Property is currently rented for \$1300 per month and the current renter wants to stay.

Built in 1972

## Essential Information

MLS® #	A2186175
Price	\$40,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	908
Acres	0.00
Year Built	1972
Type	Residential



Sub-Type	Apartment
Style	Apartment
Status	Active

### Community Information

Address	311, 14921 Macdonald Drive
Subdivision	Downtown
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 4H3

### Amenities

Amenities	Coin Laundry, Elevator(s), Snow Removal, Trash, Visitor Parking
Parking Spaces	1
Parking	Parkade
# of Garages	1

### Interior

Interior Features	Laminate Counters, Open Floorplan
Appliances	Refrigerator, Stove(s)
Heating	Boiler
Cooling	None
# of Stories	4

### Exterior

Exterior Features	Balcony
Construction	Concrete

### Additional Information

Date Listed	January 8th, 2025
Days on Market	216
Zoning	BOR1

### Listing Details

Listing Office	RE/MAX Connect
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