

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

MLS® #A2186175

**\$40,000**

2 Bedroom, 1.00 Bathroom, 908 sqft

Residential on 0.00 Acres

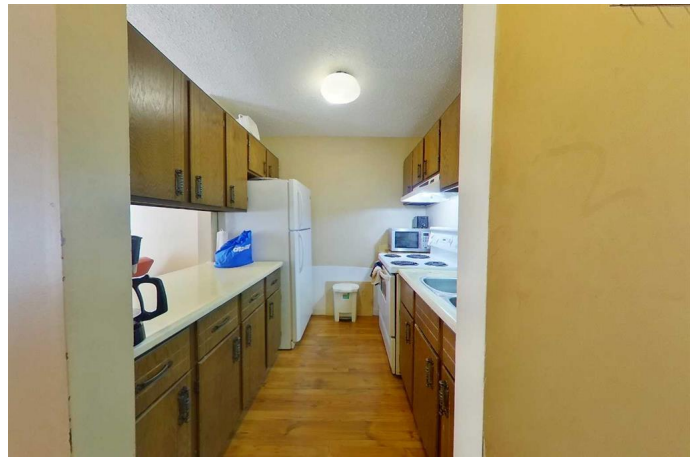
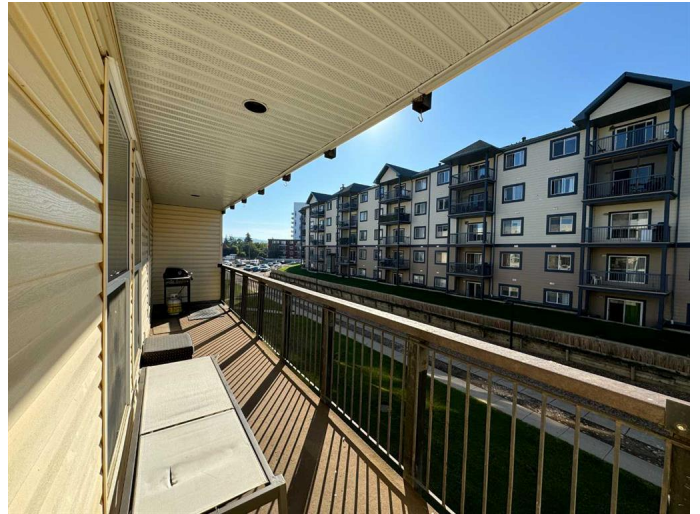
Downtown, Fort McMurray, Alberta

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 | 249               |
| Zoning         | BOR1              |

### Listing Details

|                |                |
|----------------|----------------|
| Listing Office | RE/MAX Connect |
|----------------|----------------|

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