# \$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.



## **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 218
Zoning BOR1

## **Listing Details**

Listing Office RE/MAX Connect

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