

# \$59,900 - 400, 11721 Macdonald Drive, Fort McMurray

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MLS® #A2170613

**\$59,900**

2 Bedroom, 1.00 Bathroom, 719 sqft

Residential on 0.00 Acres

Downtown, Fort McMurray, Alberta

Welcome to River Glen Park! This 4th floor condo is ready for new owners. This unit features 2 bedroom, 1 bathroom, a kitchen, a spacious living room and large balcony. This unit also comes with 1 titled parking stall (#149A). This complex is within walking distance to the popular Macdonald Island Park, Miskanaw golf course, Borealis Park and the beautiful Syne Park. This complex offers two exercise rooms, 24-hour patrolled security, a park and BBQ pit area with picnic tables between Tower 1, Lower Muise and Low-Rise Building. This unit is currently rented for \$1200/month

Built in 1972

## Essential Information

|                |                |
|----------------|----------------|
| MLS® #         | A2170613       |
| Price          | \$59,900       |
| Bedrooms       | 2              |
| Bathrooms      | 1.00           |
| Full Baths     | 1              |
| Square Footage | 719            |
| Acres          | 0.00           |
| Year Built     | 1972           |
| Type           | Residential    |
| Sub-Type       | Apartment      |
| Style          | High-Rise (5+) |
| Status         | Active         |

## Community Information



|             |                            |
|-------------|----------------------------|
| Address     | 400, 11721 Macdonald Drive |
| Subdivision | Downtown                   |
| City        | Fort McMurray              |
| County      | Wood Buffalo               |
| Province    | Alberta                    |
| Postal Code | T9H 4H3                    |

### Amenities

|           |                                                                                            |
|-----------|--------------------------------------------------------------------------------------------|
| Amenities | Snow Removal, Elevator(s), Laundry, Parking, Recreation Facilities, Trash, Visitor Parking |
|-----------|--------------------------------------------------------------------------------------------|

|                |   |
|----------------|---|
| Parking Spaces | 1 |
|----------------|---|

|         |                   |
|---------|-------------------|
| Parking | Off Street, Stall |
|---------|-------------------|

### Interior

|                   |             |
|-------------------|-------------|
| Interior Features | See Remarks |
|-------------------|-------------|

|            |                                     |
|------------|-------------------------------------|
| Appliances | Refrigerator, Stove(s), See Remarks |
|------------|-------------------------------------|

|         |           |
|---------|-----------|
| Heating | Baseboard |
|---------|-----------|

|         |      |
|---------|------|
| Cooling | None |
|---------|------|

|              |    |
|--------------|----|
| # of Stories | 12 |
|--------------|----|

### Exterior

|                   |      |
|-------------------|------|
| Exterior Features | None |
|-------------------|------|

|              |          |
|--------------|----------|
| Construction | Concrete |
|--------------|----------|

### Additional Information

|             |                   |
|-------------|-------------------|
| Date Listed | October 4th, 2024 |
|-------------|-------------------|

|                |     |
|----------------|-----|
| Days on Market | 326 |
|----------------|-----|

|        |      |
|--------|------|
| Zoning | BOR1 |
|--------|------|

### Listing Details

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

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