

# \$57,900 - 1411, 13221 Macdonald Drive, Fort McMurray

MLS® #A2225544

**\$57,900**

2 Bedroom, 1.00 Bathroom, 710 sqft

Residential on 0.00 Acres

Downtown, Fort McMurray, Alberta

2 Bedroom, Top Floor Unit with Stunning Views and Parkade Parking! Having long term tenants in place make this unit ideal for savvy buyers looking for an investment property. Just minutes from downtown Fort McMurray and MacDonald Island Park, you'll enjoy the convenience of city living with easy access to nature and recreation. Living at River Park Glen means more than just owning a great home—it's about being part of a vibrant community. Residents enjoy nearby amenities like an 18-hole golf course, scenic walking trails, and top-tier recreational facilities. On-site, the complex features a daycare, leisure center, community gardens, church, and a children's dance studio. With full-time on-site management and 24/7 patrolled security, you'll have peace of mind around the clock. It's no wonder River Park Glen is Fort McMurray's highest-rated multifamily community on Google! Don't miss out, book your private showing today!

Built in 1972

## Essential Information

|            |          |
|------------|----------|
| MLS® #     | A2225544 |
| Price      | \$57,900 |
| Bedrooms   | 2        |
| Bathrooms  | 1.00     |
| Full Baths | 1        |



|                |                   |
|----------------|-------------------|
| Square Footage | 710               |
| Acres          | 0.00              |
| Year Built     | 1972              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### **Community Information**

|             |                             |
|-------------|-----------------------------|
| Address     | 1411, 13221 Macdonald Drive |
| Subdivision | Downtown                    |
| City        | Fort McMurray               |
| County      | Wood Buffalo                |
| Province    | Alberta                     |
| Postal Code | T9H 4H2                     |

### **Amenities**

|                |                              |
|----------------|------------------------------|
| Amenities      | Coin Laundry, Fitness Center |
| Parking Spaces | 1                            |
| Parking        | Stall, Titled                |

### **Interior**

|                   |                        |
|-------------------|------------------------|
| Interior Features | See Remarks            |
| Appliances        | Refrigerator, Stove(s) |
| Heating           | Baseboard, Natural Gas |
| Cooling           | None                   |
| # of Stories      | 13                     |

### **Exterior**

|                   |          |
|-------------------|----------|
| Exterior Features | None     |
| Construction      | Concrete |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 6th, 2025 |
| Days on Market | 10             |
| Zoning         | BOR1           |

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | COLDWELL BANKER UNITED |
|----------------|------------------------|

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