

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

---

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 until June 30 2025



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      | Elevator(s), Laundry, Parking, Recreation Facilities, Snow Removal, Trash, Visitor Parking |
| Parking Spaces | 1                                                                                          |
| Parking        | Off Street, Stall                                                                          |

## Interior

|                   |                                     |
|-------------------|-------------------------------------|
| Interior Features | See Remarks                         |
| Appliances        | Refrigerator, See Remarks, Stove(s) |
| Heating           | Baseboard                           |
| Cooling           | None                                |
| # of Stories      | 12                                  |

## Exterior

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

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 4th, 2024 |
| Days on Market | 222               |
| Zoning         | BOR1              |

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.