



GRASSROOTS
REALTY GROUP

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1411, 13221 Macdonald Drive
Fort McMurray, Alberta

MLS # A2225544



\$57,900

Division:	Downtown		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	710 sq.ft.	Age:	1972 (53 yrs old)
Beds:	2	Baths:	1
Garage:	Stall, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 647
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	BOR1
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

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!