



GRASSROOTS
REALTY GROUP

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**403, 14921 Macdonald Drive
Fort McMurray, Alberta**

MLS # A2228115



\$46,000

Division:	Downtown		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	904 sq.ft.	Age:	1972 (53 yrs old)
Beds:	2	Baths:	1
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 817
Basement:	-	LLD:	-
Exterior:	Vinyl Siding	Zoning:	BOR1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Storage, Walk-In Closet(s)		

Inclusions: Storage Shelf, Bathroom Shelf

Welcome to this beautifully updated top-floor 2 bedroom, 1 bathroom condo in "The Low Rise" of River Park Glen. Step inside to find new vinyl plank flooring, new trim and fresh paint throughout, creating a modern atmosphere. The kitchen has been renovated with a wall removed to create an open concept feel, including brand new soft close cabinets, new backsplash and new countertops, perfect for cooking and entertaining. The updated 4pc bathroom boasts new sink, vanity, toilet and backsplash for a refreshed look. Bedrooms are large and primary includes a walk-in closet. Enjoy your huge private balcony, recently replaced by the condo corporation. Located in a prime location, this unit is perfect for investors and first time home buyers alike. 1 titled parking spot located in the parkade. This complex has 24 hour patrolled security and onsite gym. Condo fees include water, heat, trash, insurance and exterior maintenance! Schedule your private showing today!