



**GRASSROOTS**  
REALTY GROUP

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1006, 13221 Macdonald Drive  
Fort McMurray, Alberta

MLS # A2252046



**\$46,500**

Division:	Downtown		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	516 sq.ft.	Age:	1972 (53 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 443
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	BOR1
Foundation:	-	Utilities:	-
Features:	See Remarks		

**Inclusions:** Refrigerator, Stove, Microwave

1 Bedroom 1 Bathroom unit with beautiful river view! Located minutes from the downtown core and MacDonald Island Park this location offers the best of both worlds. Living in River Park Glen means more than just a great home—it means access to an incredible community. Residents enjoy nearby leisure activities such as an 18-hole golf course, walking trails, and recreational facilities. The complex itself offers fantastic on-site amenities, including a daycare, leisure center, community gardens, a church, and a children's dance studio. With full-time on-location management and 24/7 patrolled security, peace of mind comes standard. It's no surprise that River Park Glen is Fort McMurray's highest-rated multifamily community on Google. Don't miss out on this excellent investment opportunity. Schedule your private viewing today!