



GRASSROOTS
REALTY GROUP

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311, 14921 Macdonald Drive
Fort McMurray, Alberta

MLS # A2186175



\$40,000

Division:	Downtown		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment		
Size:	908 sq.ft.	Age:	1972 (53 yrs old)
Beds:	2	Baths:	1
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 817
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	BOR1
Foundation:	-	Utilities:	-
Features:	Laminate Counters, Open Floorplan		
Inclusions:	fridge, stove		

Welcome to River Park Glen. The largest condo facility in Fort McMurray. This 2 bedroom and 1 bathroom home has long term tenants. The unit is clean and full of morning sun. A great way to spend drinking your morning coffee on the large balcony. It's a great location being close to bus routes and the huge facility at Mac Island. Lots of great features in this complex. Be sure to check out the 360 tour & detailed floor plans in the photos. Strick business 48 hours notice needed as physical notice must be posted for showings. Property is cash flow positive with long term tenant that would like to stay. Condo fees are \$816/m. Great investment opportunity. Property is currently rented for \$1300 per month and the current renter wants to stay.