

# \$46,500 - 1006, 13221 Macdonald Drive, Fort McMurray

MLS® #A2216777

**\$46,500**

1 Bedroom, 1.00 Bathroom, 516 sqft

Residential on 0.00 Acres

Downtown, Fort McMurray, Alberta

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!

Built in 1972

## Essential Information

|                |          |
|----------------|----------|
| MLS® #         | A2216777 |
| Price          | \$46,500 |
| Bedrooms       | 1        |
| Bathrooms      | 1.00     |
| Full Baths     | 1        |
| Square Footage | 516      |
| Acres          | 0.00     |
| Year Built     | 1972     |



|          |                   |
|----------|-------------------|
| Type     | Residential       |
| Sub-Type | Apartment         |
| Style    | Single Level Unit |
| Status   | Active            |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 1006, 13221 Macdonald Drive |
| Subdivision | Downtown                    |
| City        | Fort McMurray               |
| County      | Wood Buffalo                |
| Province    | Alberta                     |
| Postal Code | T9H 4H2                     |

### Amenities

|                |                              |
|----------------|------------------------------|
| Amenities      | Fitness Center, Coin Laundry |
| Parking Spaces | 1                            |
| Parking        | Stall                        |

### Interior

|                   |                                   |
|-------------------|-----------------------------------|
| Interior Features | See Remarks                       |
| Appliances        | Microwave, Refrigerator, Stove(s) |
| Heating           | Baseboard, Natural Gas            |
| Cooling           | None                              |
| # of Stories      | 13                                |

### Exterior

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

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 2nd, 2025 |
| Days on Market | 12            |
| Zoning         | BOR1          |

### Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | COLDWELL BANKER UNITED |
|----------------|------------------------|

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