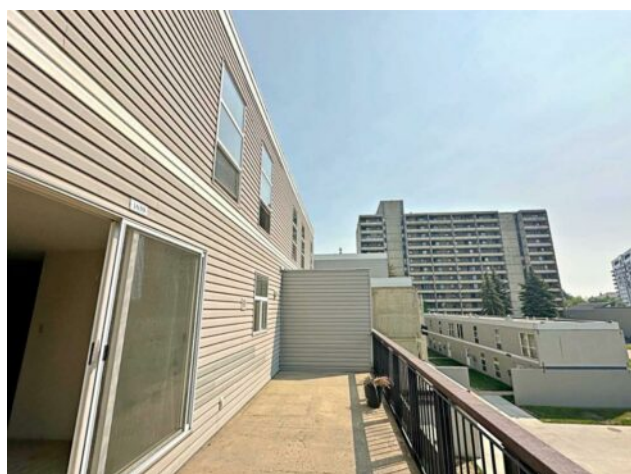


**1639, 21 Macdonald Drive  
Fort McMurray, Alberta**

**MLS # A2225548**



# \$49,900

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Downtown                           |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Multi Level Unit         |               |                   |
| <b>Size:</b>     | 1,067 sq.ft.                       | <b>Age:</b>   | 1978 (47 yrs old) |
| <b>Beds:</b>     | 3                                  | <b>Baths:</b> | 1 full / 1 half   |
| <b>Garage:</b>   | Stall, Titled                      |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                        |                   |        |
|--------------------|------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard, Natural Gas | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Linoleum       | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                      | <b>Condo Fee:</b> | \$ 817 |
| <b>Basement:</b>   | -                      | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Concrete               | <b>Zoning:</b>    | BOR1   |
| <b>Foundation:</b> | -                      | <b>Utilities:</b> | -      |
| <b>Features:</b>   | See Remarks            |                   |        |

**Inclusions:** N/A

Multilevel Unit With Parkade Parking! Welcome to 1639-21 MacDonald! This multilevel unit features a main floor with a large living area with balcony access, a kitchen/dining area and a two piece bathroom. Upstairs you'll find the primary bedroom as well as 2 additional bedrooms and a four piece bathroom; a convenient storage room completes the upper level. 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!