



THE
A-TEAM

**RE/MAX
FIRST**

149 RIVERSTONE Ridge, Fort McMurray T9H 2T6

MLS®#: **A2095726**

Area: **Stonecreek**

Listing Date: **11/28/23**

List Price: **\$306,850**

Status: **Pending**

County: **Wood Buffalo**

Change: **-\$13k, 04-Apr**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

2010

Lot Information

Finished Floor Area

Lot Sz Ar:

3,500 sqft

Lot Shape:

Abv Sqft:

1,184

Low Sqft:

Ttl Sqft:

1,184

DOM

151

Layout

Beds:

3 (3)

Baths:

2.5 (2 1)

Style:

2 Storey

Parking

Ttl Park:

2

Garage Sz:

Access:

Lot Feat:

Park Feat:

Back Lane

Off Street

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Other**

Construction:

Vinyl Siding,Wood Frame

Flooring:

Carpet

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **None**

Int Feat: **Laminate Counters,Open Floorplan,Storage**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	5`4" x 4`10"	Kitchen	Main	13`3" x 12`5"
Living Room	Main	15`0" x 15`5"	3pc Bathroom	Second	5`11" x 6`0"
4pc Bathroom	Main	8`2" x 4`10"	Bedroom	Second	9`6" x 9`6"
Bedroom	Second	9`1" x 12`2"	Bedroom - Primary	Second	12`8" x 11`7"
Storage	Basement	17`10" x 26`11"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0828922

Zoning:
R1S

Remarks

Pub Rmks:

Affordable Single Family! Welcome to 149 Riverstone Ridge. This 1184 sq ft 3 bed, 2 1/2 bath two storey homes sits in the beautiful and established neighbourhood of Stone Creek. The main level features carpet in the living room, open & spacious kitchen with lino floors and laminate counters, corner pantry and convenient back door access to the backyard. The upper level is complete with 3 spacious bedrooms that includes an primary bedroom with 3 piece ensuite. Head down to the basement where you will find an unfinished space. This area can be utilized for additional storage and or developed to your liking. Enjoy use of a garage pad that could potentially be used for a new detached garage. This property is situated within walking distance to all major amenities and bus stops. Call now to schedule your private viewing!

Inclusions:
Property Listed By:

As is where is at the time of possession
ROYAL LEPAGE BENCHMARK

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (780) 804-4800







