



THE
A-TEAM

**RE/MAX
FIRST**

38 RIEDEL Street #2108, Fort McMurray T9H3H8

MLS® #: **A2106975**

Area: **Downtown**

Listing Date: **02/09/24**

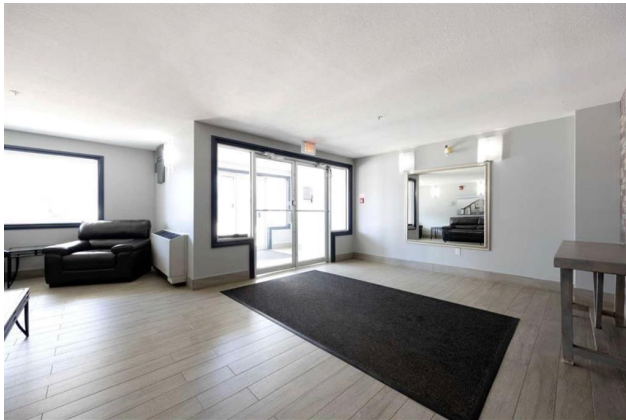
List Price: **\$133,000**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$7k, 25-Apr**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Apartment

City/Town:

Fort McMurray

Year Built:

2001

Lot Information

Finished Floor Area

Lot Sz Ar:

Abv Sqft:

852

Lot Shape:

Low Sqft:

Ttl Sqft:

852

DOM

99

Layout

Beds:

2 (2)

Baths:

2.0 (2 0)

Style:

Apartment

Parking

Ttl Park:

1

Garage Sz:

Access:

Lot Feat:

Park Feat:

Underground

Utilities and Features

Roof:

Heating: **Boiler**

Sewer:

Ext Feat: **Balcony**

Construction:

Vinyl Siding

Flooring:

Carpet

Water Source:

Fnd/Bsmt:

Kitchen Appl:

Dishwasher,Microwave,Range Hood,Refrigerator,Washer/Dryer

Int Feat:

No Smoking Home

Utilities:

Room Information

Room

Level

Dimensions

Kitchen

Main

9`0" x 14`6"

Bedroom - Primary

Main

13`3" x 10`10"

Walk-In Closet

Main

6`1" x 4`4"

Bedroom

Main

10`0" x 11`11"

Furnace/Utility Room

Main

5`7" x 5`10"

Room

Level

Dimensions

Dining Room

Main

4`11" x 7`2"

4pc Ensuite bath

Main

7`1" x 4`10"

Living Room

Main

11`8" x 13`4"

3pc Bathroom

Main

6`2" x 6`0"

Entrance

Main

7`11" x 3`11"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$578

Fee Simple

SCL1

Fee Freq:

Monthly

Legal Desc:

0125331

Remarks

Pub Rmks:

Call today! Embrace waterfront living in the heart of downtown, cradled by the banks of the Clearwater River. This ground floor unit features two bedrooms, two bathrooms, a fully equipped kitchen and convenient in-suite laundry. Indulge in the luxury of a 4-piece ensuite in the primary bedroom. Ideal for investors or those craving hassle-free urban living, with every amenity just steps away. Secure your comfort with included underground parking stall #168. Don't miss this opportunity!

Inclusions:

Furnishings negotiable

Property Listed By:

RE/MAX FORT MCMURRAY

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

