



THE
A-TEAM

**RE/MAX
FIRST**

193 RIVERSTONE Ridge, Fort McMurray T9K0T1

MLS® #: **A2108853**

Area: **Stonecreek**

Listing Date: **02/20/24**

List Price: **\$384,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$5k, 09-May**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

2009

Lot Information

Finished Floor Area

Lot Sz Ar:

3,517 sqft

Lot Shape:

Abv Sqft:

1,305

Low Sqft:

Ttl Sqft:

1,305

DOM

81

Layout

Beds:

4 (3 1)

Baths:

3.5 (3 1)

Style:

2 Storey

Parking

Ttl Park:

2

Garage Sz:

Access:

Lot Feat:

Park Feat:

Back Yard,Landscaped

Alley Access,Off Street

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Other**

Construction:

Vinyl Siding,Wood Frame

Flooring:

Carpet,Ceramic Tile,Laminate

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Microwave Hood Fan,Refrigerator,Stove(s),Washer/Dryer

Int Feat:

See Remarks

Utilities:

Room Information

Room

Level

Dimensions

Room

Level

Dimensions

2pc Bathroom

Main

5`6" x 5`5"

Dining Room

Main

13`4" x 7`11"

Kitchen

Main

13`1" x 9`7"

Living Room

Main

19`0" x 16`1"

4pc Bathroom

Main

8`11" x 4`11"

4pc Ensuite bath

Main

8`9" x 4`11"

Bedroom

Second

9`8" x 9`6"

Bedroom

Second

10`11" x 9`0"

Bedroom - Primary

Second

13`2" x 12`11"

4pc Bathroom

Basement

8`10" x 7`3"

Bedroom	Basement	10`0" x 8`6"	Game Room Legal/Tax/Financial	Basement	15`2" x 12`7"
Title: Fee Simple Legal Desc:		Zoning: R1S			
	0828922		Remarks		
Pub Rmks:	In the heart of a family-friendly neighbourhood, this 4-bedroom, 4-bathroom home offers the perfect blend of comfort, style, and convenience. With close proximity to schools, parks, and walking trails, this property is ideally situated for families. The heart of the home is its bright and airy kitchen, equipped with modern appliances and ample counter space. The kitchen's open layout flows into the dining area and a welcoming living room. The second floor of your new home boasts three generous-sized bedrooms and a common 4pcs bathroom, and the primary bedroom is finished with a 4pcs ensuite. Situated in a sought-after neighbourhood known for its safety and community spirit, the home is just a stone's throw away from excellent schools, lush parks, and picturesque walking trails. Whether you're raising a family, welcoming extended family members, or simply looking for a spacious and inviting space to make your own, this property ticks all the boxes.				
Inclusions: Property Listed By:	Fridge, stove, OTR microwave, dishwasher, washer and dryer, A/C RE/MAX FORT MCMURRAY				

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





