



THE
A-TEAM

**RE/MAX
FIRST**

38 RIEDEL Street #2204, Fort McMurray T9H 3E1

MLS® #: **A2114783**

Area: **Downtown**

Listing Date: **03/13/24**

List Price: **\$133,800**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$6k, 09-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Fort McMurray**
Year Built: **2001**

Finished Floor Area

Abv Sqft: **905**
Low Sqft:
Ttl Sqft: **905**

Lot Information

Lot Sz Ar:
Lot Shape:

DOM

67

Layout

Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Underground

Utilities and Features

Roof:
Heating: **Central**
Sewer:
Ext Feat: **Balcony**

Construction: **Concrete,Vinyl Siding,Wood Frame**
Flooring: **Carpet,Linoleum**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Range,Refrigerator,Stove(s),Washer/Dryer**
Int Feat: **Open Floorplan**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
3pc Bathroom	Main	7`5" x 6`10"
Bedroom	Main	10`11" x 9`9"
Kitchen	Main	9`4" x 9`4"
Living Room	Main	11`4" x 17`0"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Ensuite bath	Main	9`6" x 5`6"
Dining Room	Main	10`5" x 11`9"
Laundry	Main	5`10" x 6`11"
Bedroom - Primary	Main	13`8" x 13`7"

Legal/Tax/Financial

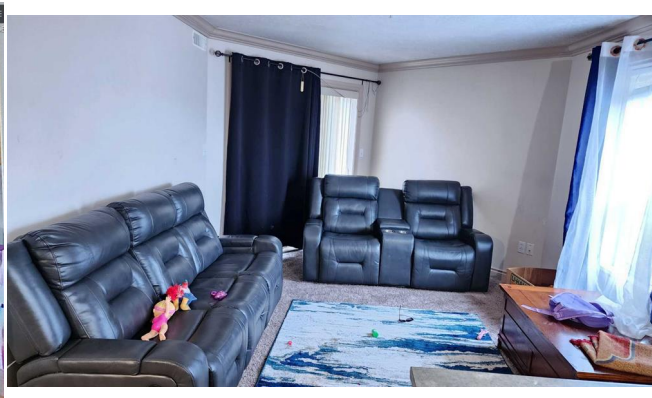
Condo Fee:
\$608

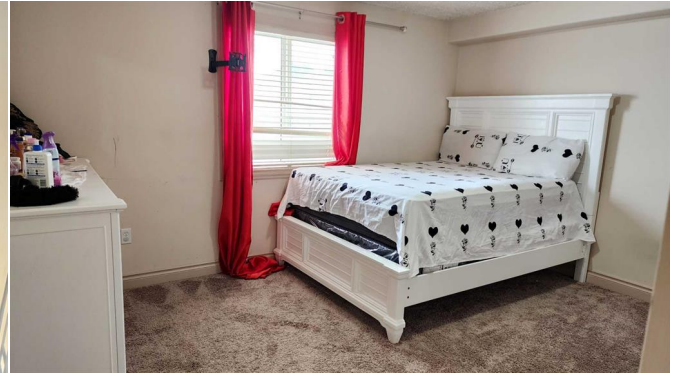
Title:
Fee Simple

Zoning:
SCL1

Legal Desc:	0125331	Fee Freq: Monthly	Remarks
Pub Rmks:	Location Location and Views Views, what more can you ask for? This 2 bedroom 2 bathroom unit is centrally located and close to all amenities. This well-maintained property offers a spacious kitchen with ample cabinets, the master bedroom is complete with a walk-in closet and full ensuite. This unit also offers an additional bedroom, bathroom, and in-suite laundry/storage room. Air conditioner and electric fireplace for your winter and summer temperature balancing. Enjoy the view of the clear water river right from your balcony! Condo fees of \$608.36 per month include water, maintenance of common areas, garbage, snow removal, reserve fund contributions, professional management, and condo exterior insurance. Call today for your personal viewing.		
Inclusions:	N/A		
Property Listed By:	EXP REALTY		

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





Ahmir Mehmood
Exp Realty
Prepared on March 06, 2024

Main Floor Interior Area 905.37 sq ft

