



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**38 RIEDEL Street #2211, Fort McMurray T9H 3E1**

MLS® #: **A2125974**

Area: **Downtown**

Listing Date: **04/24/24**

List Price: **\$139,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Apartment**

City/Town:

**Fort McMurray**

Year Built:

**2001**

Lot Information

Finished Floor Area

Abv Sqft:

**887**

Low Sqft:

Ttl Sqft:

**887**

Lot Sz Ar:

Lot Shape:

DOM

**24**

Layout

Beds:

**2 (2 )**

Baths:

**2.0 (2 0)**

Style:

**Low-Rise(1-4)**

Parking

Ttl Park:

**2**

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Parkade**

Utilities and Features

Roof:

Heating:

**Hot Water**

Sewer:

Ext Feat:

**Balcony**

Construction:

**Vinyl Siding, Wood Frame**

Flooring:

**Vinyl Plank**

Water Source:

Fnd/Bsmt:

Kitchen Appl:

**Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer**

Int Feat:

**Elevator, Low Flow Plumbing Fixtures, Walk-In Closet(s)**

Utilities:

Room Information

Room

**Kitchen**

**Dinette**

**Bedroom**

**4pc Ensuite bath**

Level

**Main**

**Main**

**Main**

**Main**

Dimensions

**9`1" x 9`0"**

**10`0" x 8`9"**

**12`4" x 10`1"**

**10`1" x 6`5"**

Room

**Living Room**

**3pc Bathroom**

**Bedroom - Primary**

**Laundry**

Level

**Main**

**Main**

**Main**

**Main**

Dimensions

**18`10" x 11`10"**

**6`5" x 6`1"**

**13`6" x 12`3"**

**5`9" x 6`3"**

Legal/Tax/Financial

Condo Fee:  
**\$584**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**SCL1**

Legal Desc: **0125331**

Remarks

Pub Rmks: **Welcome to Riverwalk Villas. Enjoy views of the river in this second floor unit with 2 bedrooms and 2 bathrooms. Recent upgrades include painting and vinyl plank flooring. Patio doors off the living room where you can sit quietly enjoying the view of the river with your favourite book or enjoy a summer bbq. Spacious kitchen with plenty of counter and cupboard space. Another great feature is the in-suite laundry located just off the kitchen. The building itself has undergone recent renovations leaving owners very satisfied with the results. This unit was home for several years to the owners who have since moved on and now have great renters that pay 1,600/mth. A fantastic feature is the 2 parking stalls, one under ground heated and one above ground located close to the front entrance. Enjoy walks or biking along the river or on the paths throughout downtown and other areas of Fort McMurray. Walking distance to major retail stores and shopping including an elegant restaurant just walking distance from the building. If you are starting out, this is the perfect unit or you can purchase as an investment. 24 hr notice required to view.**

Inclusions: **N/A**  
Property Listed By: **3% REALTY FORT MCMURRAY**

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





