



THE
A-TEAM

**RE/MAX
FIRST**

38 RIEDEL Street #1308, Fort McMurray T9H3E1

MLS® #: **A2149957**

Area: **Downtown**

Listing Date: **07/15/24**

List Price: **\$115,000**

Status: **Pending**

County: **Wood Buffalo**

Change: **-\$5k, 10-Sep**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **833**
Low Sqft:
Ttl Sqft: **833**

Lot Information

Lot Sz Ar:
Lot Shape:

DOM

63
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat: **Creek/River/Stream/Pond**
Park Feat: **Underground**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Fireplace(s)**
Sewer:
Ext Feat: **None**

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

Kitchen Appl: **Dishwasher,Microwave,Refrigerator,Stove(s),Washer/Dryer**
Int Feat: **Breakfast Bar,Elevator,Laminate Counters**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
3pc Bathroom	Main	6`0" x 6`0"
Bedroom	Main	12`1" x 9`10"
Kitchen	Main	12`5" x 9`2"
Living Room	Main	18`4" x 11`7"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Ensuite bath	Main	6`2" x 9`5"
Dining Room	Main	10`8" x 9`10"
Laundry	Main	6`0" x 5`6"
Bedroom - Primary	Main	18`1" x 10`9"

Legal/Tax/Financial

Condo Fee:
\$584

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
SCL1

Legal Desc: **0125331**

Remarks

Pub Rmks: **2 BED 2 BATH DOWNTOWN CONDO WITH TITLED PARKING. Turn key, open concept living with views of the Clearwater River. Open concept third floor unit which includes in-suite laundry. The spacious living area features views of the clearwater river with nook area, the primary bedroom includes a walk-in-closet and 4pc ensuite. The other bedroom is on the opposite side of the unit with 3 pc bath next to it. Enjoy the beautiful location, close to all amenities, the Snye, walking trails, shopping, parks and more! To schedule a showing, call today!**

Inclusions: **SOFA, LOVESEAT, COFFEE TABLE, ALL WINDOW COVERINGS, TWO BEDROOM SETS INCLUDE TWO BEDS, TWO DRESSERS, 4 NIGHTSTANDS, UNDERGROUND PARKING GARAGE FOB, TWO FOBS FOR MAIN DOOR ACCESS.**

Property Listed By: **COLDWELL BANKER UNITED**

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





