



THE
A-TEAM

**RE/MAX
FIRST**

38 RIEDEL Street #2108, Fort McMurray T9H3H8

MLS® #: **A2167268**

Area: **Downtown**

Listing Date: **09/19/24**

List Price: **\$127,000**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$8k, 02-Nov**

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:

869

Low Sqft:

Ttl Sqft:

869

Lot Sz Ar:

Lot Shape:

DOM

63

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,Storage

Construction:

Concrete,Mixed,Vinyl Siding

Flooring:

Carpet,See Remarks

Water Source:

Fnd/Bsmt:

Kitchen Appl:

Dishwasher,Microwave,Range Hood,Refrigerator,Stove(s),Washer/Dryer,Window Coverings

Int Feat:

Breakfast Bar,Closet Organizers,Laminate Counters,No Animal Home,No Smoking Home,Open Floorplan,Storage,Walk-In Closet(s)

Utilities:

Room Information

Room

Kitchen With Eating Area

Bedroom - Primary

4pc Ensuite bath

Level

Main

Main

Main

Dimensions

19`3" x 12`9"

11`2" x 13`3"

Room

Living Room

Bedroom

4pc Bathroom

Level

Main

Main

Main

Dimensions

11`10" x 17`10"

10`1" x 12`0"

Legal/Tax/Financial

Condo Fee:

\$578

Title:

Fee Simple

Zoning:

SCL1

Legal Desc:	0125331	Fee Freq: Monthly	Remarks
Pub Rmks:	Welcome to Riverwalk Villas. Enjoy the riverside in this main floor unit with 2 spacious bedrooms and 2 full bathrooms. This unit is well maintained with some newer appliances that include transferable warranty! Spacious kitchen with plenty of counter and cupboard space. There are patio doors off the living room where you can sit quietly enjoying the privacy of your large balcony or enjoy a summer bbq that is included with the unit. 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. The unit includes 1 underground heated parking stall. 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 and all furniture can remain in the unit.		
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



