



THE
A-TEAM

**RE/MAX
FIRST**

38 RIEDEL Street #2101, Fort McMurray T9H 3E1

MLS® #: **A2169654**

Area: **Downtown**

Listing Date: **09/28/24**

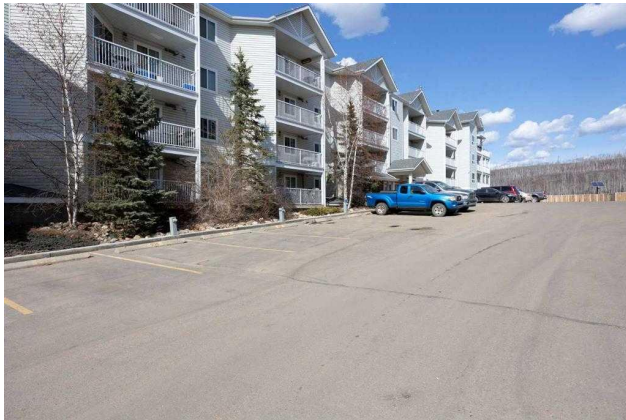
List Price: **\$110,400**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$3k, 28-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:

871

Low Sqft:

Ttl Sqft:

871

Lot Sz Ar:

Lot Shape:

DOM

84

Layout

Beds:

2 (2)

Baths:

2.0 (2 0)

Style:

Apartment

Parking

Ttl Park:

1

Garage Sz:

Access:

Lot Feat:

Park Feat:

See Remarks

Stall

Utilities and Features

Roof:

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Balcony**

Construction:

See Remarks

Flooring:

Carpet,Linoleum

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

See Remarks

Int Feat:

Open Floorplan

Utilities:

Room Information

Room

3pc Bathroom

Bedroom

Living Room

Eat in Kitchen

Level

Main

Main

Main

Main

Dimensions

8`6" x 6`5"

4`2" x 10`0"

18`4" x 11`9"

12`6" x 9`3"

Room

4pc Bathroom

Bedroom - Primary

Dining Room

Laundry

Level

Main

Main

Main

Main

Dimensions

6`5" x 9`10"

18`3" x 11`1"

10`9" x 9`11"

10`5" x 8`0"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$578

Fee Simple

SCL1

Fee Freq:

Monthly

Legal Desc:

0125331

Remarks

Pub Rmks:

INVESTOR ALERT! This beautiful ground floor unit is PERFECT for the SAVVY Buyer! Views of the courtyard and nestled in the downtown area of Fort McMurray with a walkable location to all amenities! Views of the clearwater river are just a hop skip away out your front door. There are 2 bedrooms, 2 bathrooms and one parking stall AND in suite laundry!. If you are ready to make a move and love to live in downtown then call today and START PACKING! The seller does not offer any seller's warranties or representations, this property is sold as is where is. Schedule A to accompany all offers.

Inclusions:

N/A

Property Listed By:

RE/MAX FORT MCMURRAY

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