



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: **\$120,000**
 Status: **Active** County: **Wood Buffalo** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential Apartment**
 Sub Type: **Fort McMurray**
 City/Town: **2001**
 Year Built:
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **871**
 Low Sqft:
 Ttl Sqft: **871**

DOM

24
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat: **See Remarks**
 Park Feat: **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	Level	Dimensions	Room	Level	Dimensions
3pc Bathroom	Main	8`6" x 6`5"	4pc Bathroom	Main	6`5" x 9`10"
Bedroom	Main	4`2" x 10`0"	Bedroom - Primary	Main	18`3" x 11`1"
Living Room	Main	18`4" x 11`9"	Dining Room	Main	10`9" x 9`11"
Eat in Kitchen	Main	12`6" x 9`3"	Laundry	Main	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