



THE
A-TEAM

**RE/MAX
FIRST**

38 RIEDEL Street #1209, Fort McMurray T9H 3E1

MLS® #: **A2169757** Area: **Downtown** Listing Date: **10/01/24** List Price: **\$118,900**
 Status: **Active** County: **Wood Buffalo** Change: **-\$6k, 08-Oct** Association: **Fort McMurray**



General Information

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

Finished Floor Area
 Abv Sqft: **865**
 Low Sqft:
 Ttl Sqft: **865**

DOM

20
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking

Ttl Park: **2**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Stall,Underground**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Other**
 Construction: **Concrete,Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Laminate,Linoleum**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Other**
 Int Feat: **Laminate Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	9`8" x 4`11"	4pc Bathroom	Main	6`1" x 5`7"
Kitchen	Main	9`4" x 9`1"	Dining Room	Main	10`1" x 8`8"
Living Room	Main	18`1" x 11`8"	Bedroom - Primary	Main	13`2" x 11`0"
Bedroom	Main	9`11" x 9`10"			

Legal/Tax/Financial

Condo Fee:
\$584

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
SCL1

Legal Desc: **0125331**

Remarks

Pub Rmks: **Affordable 2 Bedroom, 2 Bath Condo at Riverwalk Villa! This 883 sq ft, condo is complete with 13'3" x 5'9" balcony. This home has been upgraded with new floors in the bedrooms and a new dishwasher. Enjoy an open concept living space with two spacious bedrooms. The master bedroom features a 4 piece ensuite. Condo fees include: Heat, Exterior Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Sewer, Trash, Water. Call now to schedule your private viewing**

Inclusions: **fridge, stove, dishwasher, washer, dryer, microwave.**
Property Listed By: **ROYAL LEPAGE BENCHMARK**

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







