



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**

Finished Floor Area

Abv Sqft: **865**  
Low Sqft:  
Ttl Sqft: **865**

DOM

**50**  
Layout  
Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **Apartment**

Lot Information

Lot Sz Ar:  
Lot Shape:

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
<b>4pc Bathroom</b>	<b>Main</b>	<b>9`8" x 4`11"</b>
<b>Kitchen</b>	<b>Main</b>	<b>9`4" x 9`1"</b>
<b>Living Room</b>	<b>Main</b>	<b>18`1" x 11`8"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`11" x 9`10"</b>

Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>6`1" x 5`7"</b>
<b>Dining Room</b>	<b>Main</b>	<b>10`1" x 8`8"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>13`2" x 11`0"</b>

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**







