



THE
A-TEAM

**RE/MAX
FIRST**

38 RIEDEL Street #2409, Fort McMurray T9H 3E1

MLS® #: **A2171365** Area: **Downtown** Listing Date: **10/08/24** List Price: **\$134,900**
 Status: **Active** County: **Wood Buffalo** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential Apartment**
 Sub Type: **Fort McMurray 2001**
 City/Town: **Fort McMurray**
 Year Built: **2001**
Lot Information
 Lot Sz Ar: **870**
 Lot Shape: **870**

DOM

9
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

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

Utilities and Features

Roof: **Forced Air**
 Heating: **Forced Air**
 Sewer: **Balcony**
 Ext Feat: **Balcony**

Construction: **Vinyl Siding**
 Flooring: **Carpet**
 Water Source: **Poured Concrete**
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked**
 Int Feat: **Granite Counters, Jetted Tub, Open Floorplan, Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Bathroom	Main	6`2" x 6`4"	4pc Ensuite bath	Main	6`5" x 9`10"
Bedroom	Main	12`2" x 10`0"	Dining Room	Main	10`8" x 10`0"
Kitchen	Main	9`3" x 9`1"	Living Room	Main	21`9" x 11`8"
Bedroom - Primary	Main	13`3" x 11`1"	Furnace/Utility Room	Main	5`11" x 5`9"

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$578

Fee Simple
Fee Freq:
Monthly

SCL1

Legal Desc: **0125331**

Remarks

Pub Rmks: **Top Floor, River Views, Move In Ready, Affordable! Discover this bright and inviting 2 bedroom, 2 bathroom condo, perfectly situated with stunning river views. Featuring a newly renovated kitchen with modern whitecabinetry, granite countertops, and updated flooring throughout the living area and bedrooms, this open-concept unit offers comfort and style. Enjoy the convenience of underground parking, easy access to downtown, and the beautiful walking paths along the river. The spacious master bedroom boasts a walk-in closet and a 4-piece ensuite with a relaxing jetted tub, while the second bedroom, located on the opposite side, has its own private bathroom. Enjoy in-suite laundry for added convenience. Don't miss out—call to schedule your viewing today!**

Inclusions: **Refrigerator, Hood Range, Microwave, Dishwasher, Washer, Dryer, All Existing Window Coverings, Garage Door Opener, Fob (x2), Mail Key, Bedroom TV Mount**
Property Listed By: **EXP REALTY**

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





