



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**38 RIEDEL Street #2206, Fort McMurray T9H3E1**

MLS® #: **A2175605**

Area: **Downtown**

Listing Date: **10/25/24**

List Price: **\$115,000**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential  
Apartment**  
Sub Type: **Fort McMurray  
2001**

Lot Information

City/Town:  
Year Built:  
Lot Sz Ar:  
Lot Shape:

Finished Floor Area  
Abv Sqft: **855**  
Low Sqft:  
Ttl Sqft: **855**

DOM

**3**  
Layout  
Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **Apartment**

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:

Park Feat:

**Underground**

Utilities and Features

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

Construction: **Vinyl Siding, Wood Siding**  
Flooring: **Carpet, Linoleum, Vinyl**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Other**  
Int Feat: **Open Floorplan, See Remarks**  
Utilities:

Room Information

Room	Level	Dimensions
3pc Bathroom	Main	6`0" x 6`2"
Bedroom	Main	12`0" x 9`11"
Kitchen	Main	13`2" x 9`2"
Bedroom - Primary	Main	13`5" x 10`11"

Room	Level	Dimensions
4pc Ensuite bath	Main	6`4" x 9`8"
Dining Room	Main	14`6" x 9`10"
Living Room	Main	17`5" x 11`6"
Furnace/Utility Room	Main	5`7" x 5`6"

Legal/Tax/Financial

Condo Fee:  
**\$578**

Title:  
**Fee Simple**

Zoning:  
**SCL1**

Legal Desc:

0125331

Fee Freq:  
**Monthly**

Remarks

Pub Rmks:

**Welcome to Riverwalk Villas - this 2 bedroom 2 bathroom home is situated on the second floor and offers a spacious open concept floor plan. The kitchen offers ample cupboard and counter space, and the living room is spacious with access to your balcony. The spacious primary bedroom features a walk-in closet and an ensuite bathroom, and the secondary bedroom situated off the living room is also a great size. Enjoy the convenience of underground parking. Schedule your viewing today!**

Inclusions:

**As Is Where Is, See Schedule A  
EXP REALTY**

Property Listed By:

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



