



THE
A-TEAM

**RE/MAX
FIRST**

38 RIEDEL Street #2201, Fort McMurray T9H 3E1

MLS® #: **A2177436**

Area: **Downtown**

Listing Date: **11/04/24**

List Price: **\$121,000**

Status: **Active**

County: **Wood Buffalo**

Change: **+\$1,000, 05-Nov**

Association: **Fort McMurray**



General Information

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

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

Lot Information

Lot Sz Ar:
Lot Shape:

DOM

29
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:
Park Feat: **Stall,Titled**

Utilities and Features

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

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Ceramic Tile,Laminate,Linoleum**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Other**
Int Feat: **Breakfast Bar,Closet Organizers,Crown Molding,Open Floorplan**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	13`9" x 9`4"
Dining Room	Main	10`9" x 9`11"
Bedroom	Main	12`2" x 9`11"
4pc Ensuite bath	Main	6`5" x 9`11"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	17`4" x 11`9"
Bedroom - Primary	Main	18`3" x 11`2"
3pc Bathroom	Main	6`2" x 6`4"
Furnace/Utility Room	Main	5`10" x 5`0"

Legal/Tax/Financial

Condo Fee: \$578	Title: Fee Simple Fee Freq: Monthly	Zoning: SCL1
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Legal Desc: **0125331**

Remarks

Pub Rmks: **Homeownership made easy on the river in this beautiful second floor unit in River Walk Villas. Highlighted by an open floor plan containing a breakfast bar/peninsula, your kitchen opens to the dining and living rooms, where you can also enjoy a summer evening's breeze from your south facing balcony. Super convenient is the in-suite laundry, set up for a stackable combination. The primary also has its own walk-in closet and a large 4 piece ensuite. This unit is in terrific shape, and has seen recent flooring updates, and contains no carpet. Call your favourite realtor to view this property today.**

Inclusions:
Property Listed By: **N/A**
People 1st Realty

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













