



THE
A-TEAM

**RE/MAX
FIRST**

38 RIEDEL Street #2406, Fort McMurray T9H 3E1

MLS® #: **A2178075** Area: **Downtown** Listing Date: **11/08/24** List Price: **\$117,000**
 Status: **Active** County: **Wood Buffalo** Change: **None** 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: **868**
 Low Sqft:
 Ttl Sqft: **868**

DOM

12
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking

Ttl Park: **2**
 Garage Sz:

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

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding,Wood Frame**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Laminate,Linoleum**
 Sewer:
 Ext Feat: **Balcony** Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **See Remarks**
 Int Feat: **Breakfast Bar,Open Floorplan,See Remarks,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Bathroom	Main	7`8" x 6`3"	4pc Ensuite bath	Main	6`5" x 9`10"
Bedroom	Main	12`2" x 10`0"	Dining Room	Main	10`9" x 10`1"
Kitchen	Main	9`6" x 9`1"	Laundry	Main	5`10" x 5`8"
Living Room	Main	18`3" x 11`8"	Bedroom - Primary	Main	18`3" x 11`0"

Legal/Tax/Financial

Condo Fee: **\$584** Title: **Fee Simple** Zoning: **SCL1**

Legal Desc: 0125331

Fee Freq:
Monthly

Remarks

Pub Rmks: **Fantastic opportunity to own a top-floor unit with river views! This two-bedroom condo features a galley-style kitchen with maple shaker cabinets, plenty of counter space, and a peninsula with a breakfast bar for casual dining. The adjacent dining and living room is spacious and offers access out to your north-facing balcony that offers incredible river views, and a northern exposure, perfect for taking in Fort McMurray's breathtaking northern lights. There are two bedrooms and two bathrooms in this unit including the primary bedroom with a walk-in closet and 4 piece ensuite. Enjoy the convenience of private laundry in your unit. Whether buying for yourself or an investment for rental income, this unit is sure to please!**

Inclusions:
Property Listed By: **AS-IS;WHERE-IS
EXP REALTY**

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





