



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**180 RIVERSTONE Ridge #36, Fort McMurray T9K 0V6**

MLS® #: **A2181699**

Area: **Stonecreek**

Listing Date: **11/30/24**

List Price: **\$269,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Fort McMurray**  
Year Built: **2010**

Finished Floor Area  
Abv Sqft: **1,606**  
Low Sqft:  
Ttl Sqft: **1,606**

Lot Information

Lot Sz Ar:  
Lot Shape: **0.00X0.00**

DOM

**51**  
Layout  
Beds: **3 (3 )**  
Baths: **3.5 (3 1)**  
Style: **3 Storey**

Parking

Ttl Park: **2**  
Garage Sz: **1**

Access:

Lot Feat: **Landscaped,Standard Shaped Lot**  
Park Feat: **Concrete Driveway,Single Garage Attached**

Utilities and Features

Roof: **Asphalt**  
Heating: **Forced Air,Natural Gas**  
Sewer: **Sewer**  
Ext Feat: **Balcony**

Construction: **See Remarks**  
Flooring: **Carpet,Tile**  
Water Source: **Public**  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **See Remarks**  
Int Feat: **Open Floorplan**  
Utilities: **Natural Gas Available**

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	Third	16`10" x 10`4"	Bedroom - Primary	Third	16`10" x 15`3"
Bedroom	Main	11`1" x 14`3"	4pc Ensuite bath	Third	
4pc Ensuite bath	Third		4pc Ensuite bath	Main	
2pc Bathroom	Second		Kitchen	Second	13`3" x 12`1"
Great Room	Second	16`10" x 17`2"	Dining Room	Second	9`9" x 9`11"

Legal/Tax/Financial

Condo Fee: <b>\$400</b>	Title: <b>Fee Simple</b> Fee Freq: <b>Monthly</b>	Zoning: <b>R3</b>
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Legal Desc: **1025514**

Remarks

Pub Rmks: **NO FURTHER SHOWINGS. LOOKING FOR AN AFFORDABLE PLACE IN A NEWER AREA OF TOWN! LOOK NO FURTHER! This beautiful condo/townhome is located in popular Stone Creek is nestled near shopping, bus route, schools & more! The walk up unit features 2 PRIMARY BEDROOM Suites on 3rd floor each with their own bathroom, the 2nd floor features your kitchen, dining & living room to relax & enjoy your family time. There is also powder room for your guests, & the kitchen also features an eat up island. The main level (entrance level) has a spacious foyer & another WALKOUT entrance to a bedroom & full bathroom, with it's own SEPARATE Entrance! The attached single garage has direct access to the main level for convenience! AMAZING OPPORTUNITY to own your own home at an AFFORDABLE Price, whether you are buying for yourself, or for investment, DON'T WAIT ACT NOW! Tenants in place and all showings require 24 hours notice. ASK FOR DETAILS! Within walking distance to all amenities, bus route & more. CALL TODAY TO VIEW!**

Inclusions:  
Property Listed By: **Fridge, stove, dishwasher, washer dryer  
RE/MAX FORT MCMURRAY**

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







