



THE
A-TEAM

**RE/MAX
FIRST**

180 RIVERSTONE Ridge #54, Fort McMurray T9K 0V6

MLS® #: **A2188322**

Area: **Stonecreek**

Listing Date: **01/16/25**

List Price: **\$327,888**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$7k, 17-Feb**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **1,806**

Low Sqft:

Ttl Sqft: **1,806**

Lot Information

Lot Sz Ar:

Lot Shape:

DOM

37

Layout

Beds: **3 (3)**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **2**

Garage Sz: **1**

Access:

Lot Feat:

Park Feat:

Back Yard
Single Garage Attached

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Refrigerator,Stove(s),Washer/Dryer**
Int Feat: **Breakfast Bar,Kitchen Island,Laminate Counters,Separate Entrance,Vinyl Windows,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Ensuite bath	Main	5`0" x 7`10"	Bedroom	Main	11`3" x 14`1"
2pc Bathroom	Upper	7`4" x 5`3"	4pc Ensuite bath	Upper	5`0" x 8`11"
4pc Ensuite bath	Upper	7`9" x 5`0"	Bedroom	Upper	17`2" x 15`6"
Bedroom - Primary	Upper	17`1" x 17`10"			

Legal/Tax/Financial

Condo Fee:
\$385

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R3

Legal Desc: **1025514**

Remarks

Pub Rmks: **INCREDIBLE OPPORTUNITY TO OWN EXECUTIVE STYLE; AT AN AFFORDABLE PRICE! THIS TOWN HOME OFFERS 3 BEDROOMS EACH WITH FULL ENSUITE'S! Yes, you read that correctly! This stunning townhome offers not only a QUALITY build by ALVES, but it also has 3 BEDROOMS EACH WITH ITS OWN PRIVATE 4PC ENSUITE! Let's begin on the exterior of this savvy buy! END UNIT, WALK OUT BASEMENT, SEPARATE ENTRANCE, EXTRA WIDE DRIVEWAY WITH 2 CAR PARKING, ATTACHED SINGLE CAR GARAGE, CENTRAL A/C, CURB APPEAL PLUS, and perfectly located in Stone Creek in walking distance to Stoney Creek Plaza, trails and transit and site bus stops. Large front foyer offering direct access to your attached garage. This walk-out level has a built-in laundry room, then bedroom that features its own private garden doors/separate entrance, along with a private 4pc bathroom complete with tile floors. This is a great space for those looking to rent a room for extra income. The staircase leads you to your living area featuring a great room with built-in electric fireplace and mantle. In addition to the great room, you have a reading area or flex room to use to your needs. This space includes double garden doors taking to your covered deck. This level continues with a grand eat-in kitchen featuring an eat-up breakfast bar, stainless appliances, tile floors, and a dining nook. This 2ND level is complete with a 2-pc powder room. The 3 RD level offers your 2 Primary bedrooms each with WALK-IN CLOSETS, AND FULL 4 PC ENSUITES and large windows. This is a TURNKEY, MOVE IN READY HOME. Property is currently rented and this can be an excellent opportunity for an investor. DISCLOSURE: Photos used on this listing's interior are of another unit in the complex but depict the same layout and finishings, to give reference to layout and style. These are being used due to privacy rights of renters. Condo fees are below average at \$385.00 a month and include water, sewer, garbage pickup, building insurance, professional management and reserve fund contributions. Call today for your personal tour!**

Inclusions: **Fridge, dishwasher, stove, washer, dryer, garage opener**

Property Listed By: **COLDWELL BANKER UNITED**

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







