



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**38 RIEDEL Street #2101, Fort McMurray T9H 3E1**

MLS® #: **A2200234**      Area: **Downtown**      Listing Date: **03/05/25**      List Price: **\$109,900**  
 Status: **Pending**      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: **871**  
 Low Sqft:  
 Ttl Sqft: **871**

DOM  
**27**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Apartment-Single Level Unit**

Parking  
 Ttl Park: **1**  
 Garage Sz:

Access:  
 Lot Feat: **See Remarks**  
 Park Feat: **Stall**

Utilities and Features

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

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

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

Room Information

Room	Level	Dimensions	Room Legal/Tax/Financial	Level	Dimensions
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Condo Fee: **\$578**      Title: **Fee Simple**      Zoning: **SCL1**

Fee Freq: **Monthly**

Legal Desc: **0125331**

Remarks

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Pub Rmks: **LOOKING TO GET OUT OF THE RENTAL RAT RACE? This beautiful ground floor unit is PERFECT for the SAVVY Buyer! Views of the courtyard and nestled in the downtown area of Fort McMurray with a walkable location to all amenities! Views of the clearwater river are just a hop skip away out your front door. There are 2 bedrooms, 2 bathrooms and one parking stall AND in suite laundry!. If you are ready to make a move and love to live in downtown then call today and START PACKING! The seller does not offer any seller's warranties or representations, this property is sold as is where is. Schedule A to accompany all offers.**

Inclusions: **n/a**

Property Listed By: **RE/MAX Connect**

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