



THE
A-TEAM

**RE/MAX
FIRST**

180 RIVERSTONE Ridge #39, Fort McMurray T9K0V6

MLS® #: **A2205380**

Area: **Stonecreek**

Listing Date: **03/28/25**

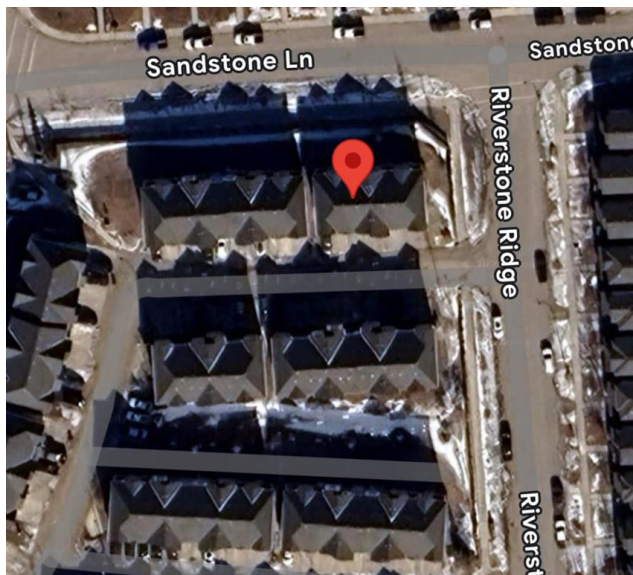
List Price: **\$324,900**

Status: **Pending**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Fort McMurray**
Year Built: **2010**
Lot Information
Lot Sz Ar:
Lot Shape:

Finished Floor Area
Abv Sqft: **1,576**
Low Sqft:
Ttl Sqft: **1,576**

DOM

5
Layout
Beds: **3 (2 1)**
Baths: **3.5 (3 1)**
Style: **Townhouse**

Parking

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

Access:

Lot Feat: **Back Yard,Landscaped,See Remarks,Street Lighting**
Park Feat: **Concrete Driveway,Driveway,Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Balcony,Lighting**

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

Kitchen Appl: **See Remarks**
Int Feat: **Kitchen Island,Laminate Counters,See Remarks,Separate Entrance,Vinyl Windows,Walk-In Closet(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			Legal/Tax/Financial		

Condo Fee:
\$385

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R3

Legal Desc: **1025514**

Remarks

Pub Rmks: **39-180 RIVERSTONE Ridge- This beautiful END UNIT townhome is located in Stone Creek with a single attached garage. As you enter this home, you are greeted with a large foyer, the entrance level features in floor , an additional bedroom with its own entrance and a full bathroom and direct access to your attached garage. The main floor provides an open concept floor plan, with a large living room, a fireplace lots of natural lighting and direct access to your large deck/balcony. On your main floor, you will find a two-piece powder room and The oversized kitchen is finished beautifully with a centre eat up island, an abundance of cupboard and countertop space open to your dinette area, giving you a great opportunity for entertaining. Upstairs, you will find 2 bedrooms, including your primary which features a full walking closet and beautifully finished en suite. The second bedroom provides an abundance of space being oversized, as well as featuring its own four piece en suite. You're home is located in an area close to all amenities, including, but not limited to public transportation, busing, walking distance to the grocery store as well as other shopping amenities. You're close to walking trails, schooling and so much more.**

Inclusions:
Property Listed By: **Fridge, stove, dishwasher, a/c, washer, dryer, microwave
COLDWELL BANKER UNITED**

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