



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**38 RIEDEL Street #1209, Fort McMurray T9H 3E1**

MLS® #: **A2207527**      Area: **Downtown**      Listing Date: **04/01/25**      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: **2001**  
 Year Built:  
Lot Information  
 Lot Sz Ar:  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **883**  
 Low Sqft:  
 Ttl Sqft: **883**

DOM  
**18**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Apartment-Single Level Unit**

Parking  
 Ttl Park: **2**  
 Garage Sz:

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

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Other**  
 Construction: **Concrete,Vinyl Siding,Wood Frame**  
 Flooring: **Carpet,Ceramic Tile,Laminate,Linoleum**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Other**  
 Int Feat: **Laminate Counters**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
		Legal/Tax/Financial			

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

Legal Desc:

0125331

Monthly

Remarks

Pub Rmks: **2 PARKING STALLS! Affordable 2 Bedroom, 2 Bath Condo at Riverwalk Villa! This 883 sq ft, condo is complete with 13'3" x 5'9" balcony. This home has been upgraded with new floors in the bedrooms and a new dishwasher. Enjoy an open concept living space with two spacious bedrooms. The master bedroom features a 4 piece ensuite. Condo fees include: Heat, Exterior Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Sewer, Trash, Water. Call now to schedule your private viewing**

Inclusions: **Fridge, Stove, Dishwasher, Washer, Dryer, Microwave, A/C.**

Property Listed By: **ROYAL LEPAGE BENCHMARK**

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













