



THE
A-TEAM

**RE/MAX
FIRST**

38 RIEDEL Street #2316, Fort McMurray T9H 3E1

MLS® #: **A2210128**

Area: **Downtown**

Listing Date: **04/09/25**

List Price: **\$115,000**

Status: **Pending**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Fort McMurray**
Year Built: **2001**
Lot Information
Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **846**
Low Sqft:
Ttl Sqft: **846**

DOM

52
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment-Single Level Unit**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat: **Owned,Parkade,See Remarks,Stall,Titled,Underground**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Range Hood,Refrigerator,Stove(s),Washer,Window Coverings**
Int Feat: **Pantry,See Remarks,Walk-In Closet(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
3pc Bathroom	Main	5`7" x 6`1"
Bedroom	Main	9`11" x 8`5"
Kitchen	Main	8`7" x 9`2"
Living Room	Main	11`10" x 14`7"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Ensuite bath	Main	8`8" x 4`10"
Dining Room	Main	10`2" x 9`8"
Laundry	Main	5`7" x 6`2"
Bedroom - Primary	Main	11`5" x 11`11"

Legal/Tax/Financial

Condo Fee:
\$566

Title:
Fee Simple

Zoning:
SCL1

Legal Desc:	0125331	Fee Freq: Monthly	Remarks
Pub Rmks:	STUNNING RIVER VIEW CONDO - 2 BED, 2 BATH + HEATED PARKING! Welcome to 38 Riedel Street #2316, a beautiful 2-bedroom, 2-bathroom condo with breathtaking views of the Clearwater River. This spacious unit features a large kitchen with ample cabinet and counter space, a pantry, and in-suite laundry for added convenience. The open-concept dining and living room offers plenty of space to entertain, complete with a cozy fireplace to enjoy on cooler evenings. The generous master suite includes a walk-in closet and private en-suite, while the second bedroom has direct access to a full bathroom. Plus, you'll love the convenience of a heated underground parking stall (Unit #202). Nestled in the heart of Downtown Fort McMurray, this condo offers stunning river views and easy access to top amenities. It's just minutes from Keyano College, the Snye , beautiful parks, and world-class recreational facilities like the Syncrude Sport & Wellness Centre, Shell Place, and Suncor Community Leisure Centre. Whether you're looking to relax by the water or stay active, this location has it all. Don't miss out on this incredible opportunity—schedule your viewing today!		
Inclusions: Property Listed By:	Fridge, Stove, Dishwasher, Range Hood, Washer, Dryer, Window Coverings COLDWELL BANKER UNITED		

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









