



THE
A-TEAM

**RE/MAX
FIRST**

180 RIVERSTONE Ridge #46, Fort McMurray T9K 0V6

MLS® #: **A2223355**

Area: **Stonecreek**

Listing Date: **05/21/25**

List Price: **\$339,888**

Status: **Active**

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: **1,806**
Low Sqft:
Ttl Sqft: **1,806**

DOM

6

Layout

Beds: **3 (3)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **3**
Garage Sz: **1**

Access:

Lot Feat:

Park Feat:

Back Yard

Garage Door Opener, Insulated, Single Garage Attached

Utilities and Features

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

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

Kitchen Appl: **Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer**
Int Feat: **Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, See Remarks, Separate Entrance, Soaking Tub**
Utilities: **Cable Connected, Electricity Connected, Natural Gas Connected, Garbage Collection, Sewer Connected, Water Connected**

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Ensuite bath	Main	5`0" x 7`10"	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"
Bedroom	Main	11`3" x 14`1"			

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 FRESHLY PAINTED END UNIT TOWNHOME 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 (3 car parking in total), CURB APPEAL PLUS, and perfectly located in Stone Creek in walking distance to Stoney Creek Plaza, trails, and transit, and site bus stops. Let the WOW vibes continue as you enter this superb townhome, where you note the FRESH PAINT from top to bottom, a 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 a 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 leading 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 3rd 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, comes fully furnished at no additional cost to the buyer and is ready for IMMEDIATE OCCUPANCY. The original owner says she loved living here and will miss the home. 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:
Property Listed By:

Fridge, stove, dishwasher, washer, dryer, OTR microwave
COLDWELL BANKER UNITED

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







