



THE
A-TEAM

**RE/MAX
FIRST**

38 RIEDEL Street #2404, Fort McMurray T9H 3E1

MLS® #: **A2229468**

Area: **Downtown**

Listing Date: **06/09/25**

List Price: **\$125,000**

Status: **Active**

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:

Finished Floor Area

Abv Sqft:

915

Low Sqft:

Ttl Sqft:

915

Lot Shape:

DOM

2

Layout

Beds:

2 (2)

Baths:

2.0 (2 0)

Style:

**Apartment-Single
Level Unit**

Parking

Ttl Park:

3

Garage Sz:

Access:

Lot Feat:

Park Feat:

Parkade,Underground

Utilities and Features

Roof:

Heating:

Forced Air,Natural Gas

Sewer:

Ext Feat:

Balcony

Construction:

Veneer

Flooring:

Vinyl Plank

Water Source:

Fnd/Bsmt:

Kitchen Appl:

Dishwasher,Dryer,Electric Stove,Microwave,Refrigerator,Washer

Int Feat:

No Smoking Home,Open Floorplan,Quartz Counters

Utilities:

Room Information

Room

Living Room

Bedroom - Primary

Dining Room

3pc Bathroom

Level

Main

Main

Main

Main

Dimensions

17`3" x 11`4"

13`9" x 13`5"

11`10" x 10`5"

Room

Kitchen

Bedroom

4pc Ensuite bath

Level

Main

Main

Main

Dimensions

9`4" x 9`4"

9`10" x 11`1"

Legal/Tax/Financial

Condo Fee:
\$620

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
SCL1

Legal Desc: **0125331**

Remarks

Pub Rmks: **RIVER VIEWS - 2 BED, 2 BATH + 3 PARKING SPACES! Welcome to 38 Riedel Street #2404, a gorgeous 2-bedroom, 2-bath condo that offers GORGEOUS views of the Clearwater River. This spacious condo features upgraded quartz counters and a stylish tile backsplash in the kitchen, offering ample cabinet and counter space, along with in-suite laundry. The open-concept dining and living rooms create the perfect flow for entertaining. The large primary suite features a walk-in closet and a full en-suite bathroom. There is also a second bedroom and a second bathroom. You'll love having three parking spaces— one in the underground garage and two above ground! Located right in the heart of Downtown Fort McMurray, this condo provides stunning river views and quick access to all the best amenities. You're just minutes away from MacDonald Island Park, Keyano College, the Snye, beautiful parks, walking trails and shopping. This property also generates a revenue stream, as it has tenants already in place until 2026. Please note that showings require 24 hours notice to the tenants. Condos in this building sell FAST, so don't miss out on this incredible opportunity—schedule your viewing today!**

Inclusions:
Property Listed By: **N/A
EXP REALTY**

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







