



GRASSROOTS
REALTY GROUP

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**12, 180 Riverstone Ridge
Fort McMurray, Alberta**

MLS # A2246933



\$289,900

Division:	Stonecreek		
Type:	Residential/Four Plex		
Style:	3 Level Split		
Size:	1,795 sq.ft.	Age:	2010 (15 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Driveway, Garage Faces Front, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard, Cleared, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 385
Basement:	Finished, Full, Separate/Exterior Entry, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, High Ceilings, Kitchen Island, Separate Entrance		

Inclusions: Some Furniture (negotiable)

Welcome to Riverstone Villas – a move-in ready 3 bed, 3.5 bath townhome with each bedroom featuring its own ensuite and walk-in closet. Located in the desirable Stone Creek area, just steps to amenities, schools, trails, and transit. Enjoy the benefits of an ATTACHED GARAGE, driveway with parking for 2, and CENTRAL A/C. The walkout main level features a spacious foyer with garage access, laundry area, and a private bedroom with full ensuite and separate entrance—perfect for guests, roommates, or extra income potential. The second level offers a bright living room with fireplace, and a flexible nook for reading or home office. Double garden doors lead to your covered balcony with gas hookup. The kitchen is equipped with rich cabinetry, an eat-up island, stainless steel appliances (including a new fridge in 2024), and a dining area. A 2-pc powder room completes this floor. Upstairs, you’ll find new luxury vinyl flooring, along with two spacious primary bedrooms, each with large windows, walk-in closets, and 4-pc ensuites. Additional updates include a new hot water tank (2023). Low condo fees (\$385/month) include water, sewer, garbage pickup, building insurance, professional management, and reserve fund. Some furniture is negotiable. Turnkey and available for quick possession—book your private viewing today!