



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**33, 180 Riverstone Ridge
Fort McMurray, Alberta**

MLS # A2256332



\$310,000

Division:	Stonecreek		
Type:	Residential/Five Plus		
Style:	3 Level Split		
Size:	1,769 sq.ft.	Age:	2010 (15 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 385
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	See Remarks, Vinyl Siding	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Pantry, See Remarks, Vinyl Windows		

Inclusions: Fridge, stove, dishwasher, stackable washer & dryer, central air, central vac & attachment, garage door opener & 1 remote, all window coverings, all furniture (neg)

Welcome to 33-180 Riverstone Ridge. Calling all first-time buyers, young professionals & savvy investors—this END UNIT townhome in Stone Creek checks all the boxes! Built by Alves Developments, this 3-bed, 3.5-bath home is loaded with features that make everyday living easy and comfortable. Each bedroom comes with its own ensuite—ideal for roommates, guests, or renting out a room for extra income. Located in Stone Creek, just steps from Stoney Creek Village amenities, walking trails, public transportation, and schools—this is a prime location for commuters and renters alike. The main floor features a bright living room with a fireplace and patio doors leading to a private balcony. The adjoining eat-in kitchen is complete with tile flooring, rich cabinetry, and a large eat-up island, ideal for entertaining or everyday living. Upstairs, you'll find two spacious primary bedrooms, each with walk-in closets and full 4-piece ensuite bathrooms. On the ground level, there's a welcoming entryway, access to the attached single garage, laundry, and a third bedroom with its own private entrance and its own ensuite—a perfect setup for a roommate or tenant. Additional features include CENTRAL AC, and an extra-wide driveway with parking for 2 vehicles + attached garage (3 parking stalls total). Low condo fees at \$385.00 a month and include water, sewer, garbage pickup, building insurance, professional management, and reserve fund contributions. This home offers excellent value and flexibility in a convenient location. Schedule your private tour today!