



GRASSROOTS
REALTY GROUP

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

**5, 180 Riverstone Ridge
Fort McMurray, Alberta**

MLS # A2260054



\$329,000

Division:	Stonecreek		
Type:	Residential/Four Plex		
Style:	3 Level Split		
Size:	1,759 sq.ft.	Age:	2010 (15 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Landscaped, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 385
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Laminate Counters, Separate Entrance, Soaking Tub, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer

INCREDIBLE OPPORTUNITY TO OWN EXECUTIVE STYLE AT AN AFFORDABLE PRICE! THIS TOWN HOME OFFERS 3 BEDROOMS EACH WITH FULL ENSUITE'S! This Freshly Painted Stunning Townhome offers not only a QUALITY build , but also 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, curb appeal plus, and perfectly located in Stone Creek , super close to commercial amenities at Stone Creek Landing, trails, transit, and site bus stops. Large front foyer with direct access to your attached garage. The walk-out level features a built-in laundry room and a bedroom with private garden doors/separate entrance and a private 4pc bathroom complete with tile floors. Ideal for renting a room for extra income. Upstairs, the living area features a great room with built-in electric fireplace and mantle, plus a flex space perfect for a reading area or office. Double garden doors lead to your covered deck. The grand eat-in kitchen offers an eat-up breakfast bar, stainless appliances, tile floors, and dining nook. This level also includes a 2-pc powder room. The 3rd level offers 2 primary bedrooms, each with walk-in closets, full 4pc ensuites, and large windows.