



GRASSROOTS
REALTY GROUP

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2308, 38 Riedel Street
Fort McMurray, Alberta

MLS # A2268176



\$113,000

Division:	Downtown		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	868 sq.ft.	Age:	2001 (25 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Central
Floors:	Carpet, Linoleum
Roof:	-
Basement:	-
Exterior:	Concrete, Mixed
Foundation:	-
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	\$ 578
LLD:	-
Zoning:	SCL1
Utilities:	-

Inclusions: Refrigerator, Dishwasher, Electric Oven. Microwave, Washer/Dryer, and all furnishings.

Welcome to this beautifully furnished 2 bedroom, 2 bath condo in the heart of downtown! Perfectly located within walking distance to shops, restaurants, this unit offers both comfort and convenience. Step inside to an open concept living space filled with natural light, furnishings, and a well appointed kitchen with everything you need. The spacious primary bedroom features its own ensuite, while the second bedroom and full bathroom provide plenty of room for guests or a home office setup. Enjoy the ease of in-suite laundry, underground heated parking, and the comfort of a fully furnished home, just bring your suitcase and settle in. Whether you're looking for a hassle-free downtown lifestyle or a turn-key investment opportunity, this condo checks all the boxes.