



GRASSROOTS
REALTY GROUP

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**58, 180 Riverstone Ridge
Fort McMurray, Alberta**

MLS # A2291722



\$329,900

Division:	Stonecreek		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,769 sq.ft.	Age:	2010 (16 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	City Lot, Rectangular Lot, Street Lighting		

Heating:	Central, Exhaust Fan
Floors:	Carpet, Ceramic Tile, Laminate
Roof:	Asphalt Shingle
Basement:	None
Exterior:	Concrete, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Central Vacuum, Kitchen Island, Walk-In Closet(s)

Water:	-
Sewer:	-
Condo Fee:	\$ 385
LLD:	-
Zoning:	R3
Utilities:	-

Inclusions: NA

Discover the perfect blend of style and affordability in the heart of the highly desirable Stonecreek community! Unit 58 at 180 Riverstone Ridge offers a sophisticated multi-level layout that is perfect for homeowners and investors alike. The top floor is a true sanctuary, featuring two massive primary suites, each equipped with its own private ensuite bathroom. On the second level, you'll find an open-concept heart of the home, where a bright kitchen with a convenient eat-up island flows seamlessly into the dining and living areas—ideal for relaxing or entertaining guests. This level also includes a handy powder room for convenience. The ground-floor entrance level is a standout feature, offering a spacious foyer and a versatile third bedroom with a full bathroom and its own dedicated separate walk-out entrance, providing excellent privacy for guests, roommates or Potential home office. Complete with an attached single garage for direct, secure access to the home, this property is situated just steps away from local schools, shopping centers, and major bus routes. This is an incredible opportunity to own a modern home in a prime location. Don't miss out—schedule your private tour today!