



**1207, 38 Riedel Street
Fort McMurray, Alberta**

MLS # A2291737



\$112,900

Division:	Downtown		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	907 sq.ft.	Age:	2001 (25 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 608
Basement:	-	LLD:	-
Exterior:	Mixed, Vinyl Siding, Wood Frame	Zoning:	SCL1
Foundation:	-	Utilities:	-
Features:	Laminate Counters, No Smoking Home, See Remarks, Vinyl Windows		

Inclusions: Fridge, Stove, OTR microwave, Dishwasher, Washer, Dryer, Table with Chairs 4, Rugs, Couch, Chair, Two beds with mattresses, nightstands x 2, Desk, Coffee table, Sofa table, Fireplace, Artwork, Lamps, window coverings

Welcome to 1207-38 Riedel Street! This bright and spacious CLEAN CLEAN CLEAN 2 bedroom, 2 bathroom end unit is perfectly situated in the heart of downtown Fort McMurray. With its corner positioning and abundance of windows, this condo is filled with natural light, creating a warm and inviting space to call home. Inside, you'll find a great floorplan with entryway, laminate flooring throughout the unit (no carpet), enhancing the clean and modern feel of the home. The kitchen offers ample cabinetry and counter space and opens into the dining and living areas, creating a functional open-concept layout that's ideal for everyday living and entertaining. The primary bedroom features a walk-in closet and private 4-piece ensuite, while the second bedroom and additional full bathroom provide flexibility for guests, family, or a home office. Additional highlights include in-suite laundry and heated underground parking stall #49, providing convenience and comfort year-round. This condo is also being sold FULLY FURNISHED making it a fantastic turnkey opportunity, simply pack your bags and move right in, or take advantage of the furnishings for an easy rental or investment property. Enjoy living just minutes from MacDonald Island Park, Keyano College, the Snye, walking trails, parks, shopping, and restaurants, all within a vibrant downtown location. The property is currently tenant occupied, so 24 hours notice is required for showings. Condo fees are \$608.36 per month and include heat, water, sewer, garbage removal, snow removal, maintenance grounds, common area maintenance, insurance, and reserve fund contributions. An excellent opportunity for first-time buyers, investors, or anyone looking for convenient, low-maintenance downtown living. Call today to schedule your personal tour!