



**2415, 38 Riedel Street
Fort McMurray, Alberta**

MLS # A2291738



\$116,900

Division:	Downtown		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	845 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:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 578
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, microwave, Dishwasher "as is", Washer, Dryer, Table with 4 chairs, Coffee table, End table, TV, Fireplace, Central Air Conditioner

Welcome to 2415-38 Riedel Street! WAKE UP TO BEAUTIFUL VIEWS OF THE CLEARWATER RIVER FROM THIS 2 BEDROOM, 2 BATHROOM TOP FLOOR CONDO located in the heart of downtown Fort McMurray. Situated in a well maintained building, this spacious unit offers a bright open concept layout that makes everyday living comfortable and welcoming. The kitchen features ample cabinetry and counter space and opens into the dining and living areas, creating a functional layout for both relaxing and entertaining. The primary bedroom includes a walk-in closet and private 4 piece ensuite, while the second bedroom and additional full bathroom provide flexibility for family, guests, or a home office. Additional highlights include in-suite laundry, AC and heated underground parking stall #217, offering convenience and comfort year round. Enjoy being just minutes from MacDonald Island Park, Keyano College, the Snye, walking trails, parks, shopping and restaurants, all while taking in the peaceful river views right from your home. The property is currently vacant and ready for immediate possession. Condo fees are \$578.25 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 downtown living with scenic views. Call now for your personal tour.