



**55, 180 Riverstone Ridge  
Fort McMurray, Alberta**

**MLS # A2300514**



**\$285,000**

<b>Division:</b>	Stonecreek		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,740 sq.ft.	<b>Age:</b>	2010 (16 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	City Lot, Rectangular Lot, Street Lighting		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 385
<b>Basement:</b>	Other	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Welcome to #55-180 Riverstone Ridge, a versatile townhome located in the heart of Stonecreek, one of Fort McMurray's most convenient and walkable neighbourhoods. Offering three fully developed levels above grade, this property delivers a fantastic layout that is perfect for families, professionals, or investors alike. The main level is designed for everyday living and entertaining, featuring a spacious living room complete with a cozy gas fireplace and garden door access to a west-facing balcony, perfect for enjoying evening sun. This level also includes a convenient 2 piece powder room for guests, a functional galley-style kitchen with rich dark cabinetry, and an adjacent dining space that flows seamlessly together. Upstairs, you will find two generously sized primary bedrooms, each offering their own private ensuite and walk-in closet, an ideal setup for shared living or accommodating guests with comfort and privacy. The walkout basement level adds even more flexibility, featuring a third bedroom also complete with its own ensuite, making it perfect for a teenager, extended family member, multipurpose room, or guest setup with added privacy. Additional highlights include a single attached garage and single driveway, ensuring practical everyday parking. Located just steps from Stonecreek Village, you will love the unmatched walkability with access to grocery stores, restaurants, fitness facilities, spa services, transit, and more, all right outside your door. This is a fantastic opportunity to own a low-maintenance home in a highly sought-after location with a layout that truly stands out.