



**1409, 38 Riedel Street
Fort McMurray, Alberta**

MLS # A2302305



\$129,900

Division:	Downtown		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	958 sq.ft.	Age:	2001 (25 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 584
Basement:	-	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	SCL1
Foundation:	-	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Soaking Tub, Vinyl Windows		

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer

Downtown living with River Views and Titled Underground Parking. Welcome to Riverwalk Villas. This bright and open concept 2 bedroom, 2 bathroom condo offers comfort, convenience, and a great layout. Enjoy in suite laundry, a private balcony, and beautiful views of the Clearwater River. The primary bedroom features a walk in closet and a 4 piece ensuite. The second bedroom is thoughtfully placed on the opposite side, next to a 3 piece bathroom, ideal for privacy or guests. This unit includes one titled underground parking stall, adding everyday convenience and value. Located along the Clearwater River, you are steps from parks, trails, shopping, and more. If you want a clean, spacious condo with views and a strong location, this is the one!