



**GRASSROOTS**  
REALTY GROUP

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2204, 38 Riedel Street  
Fort McMurray, Alberta

MLS # A2114783



**\$133,800**

Division:	Downtown		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	905 sq.ft.	Age:	2001 (23 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Central	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 608
Basement:	-	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	SCL1
Foundation:	-	Utilities:	-
Features:	Open Floorplan		

Inclusions: N/A

Location Location and Views Views, what more can you ask for? This 2 bedroom 2 bathroom unit is centrally located and close to all amenities. This well-maintained property offers a spacious kitchen with ample cabinets, the master bedroom is complete with a walk-in closet and full ensuite. This unit also offers an additional bedroom, bathroom, and in-suite laundry/storage room. Air conditioner and electric fireplace for your winter and summer temperature balancing. Enjoy the view of the clear water river right from your balcony! Condo fees of \$608.36 per month include water, maintenance of common areas, garbage, snow removal, reserve fund contributions, professional management, and condo exterior insurance. Call today for your personal viewing.