



GRASSROOTS
REALTY GROUP

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2211, 38 Riedel Street
Fort McMurray, Alberta

MLS # A2125974



\$139,900

Division:	Downtown		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	887 sq.ft.	Age:	2001 (23 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 584
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	SCL1
Foundation:	-	Utilities:	-
Features:	Elevator, Low Flow Plumbing Fixtures, Walk-In Closet(s)		

Inclusions: N/A

Welcome to Riverwalk Villas. Enjoy views of the river in this second floor unit with 2 bedrooms and 2 bathrooms. Recent upgrades include painting and vinyl plank flooring. Patio doors off the living room where you can sit quietly enjoying the view of the river with your favourite book or enjoy a summer bbq. Spacious kitchen with plenty of counter and cupboard space. Another great feature is the in-suite laundry located just off the kitchen. The building itself has undergone recent renovations leaving owners very satisfied with the results. This unit was home for several years to the owners who have since moved on and now have great renters that pay 1,600/mth. A fantastic feature is the 2 parking stalls, one under ground heated and one above ground located close to the front entrance. Enjoy walks or biking along the river or on the paths throughout downtown and other areas of Fort McMurray. Walking distance to major retail stores and shopping including an elegant restaurant just walking distance from the building. If you are starting out, this is the perfect unit or you can purchase as an investment. 24 hr notice required to view.