

1308, 38 Riedel Street
Fort McMurray, Alberta

MLS # A2149957



\$115,000

Division:	Downtown		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	833 sq.ft.	Age:	2001 (23 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	Creek/River/Stream/Pond		

Heating:	Fireplace(s)	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 584
Basement:	-	LLD:	-
Exterior:	Vinyl Siding	Zoning:	SCL1
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Elevator, Laminate Counters		

Inclusions: SOFA, LOVESEAT, COFFEE TABLE, ALL WINDOW COVERINGS, TWO BEDROOM SETS INCLUDE TWO BEDS, TWO DRESSERS, 4 NIGHTSTANDS, UNDERGROUND PARKING GARAGE FOB, TWO FOBs FOR MAIN DOOR ACCESS.

2 BED 2 BATH DOWNTOWN CONDO WITH TITLED PARKING. Turn key, open concept living with views of the Clearwater River. Open concept third floor unit which includes in-suite laundry. The spacious living area features views of the clearwater river with nook area, the primary bedroom includes a walk-in-closet and 4pc ensuite. The other bedroom is on the opposite side of the unit with 3 pc bath next to it. Enjoy the beautiful location, close to all amenities, the Snye, walking trails, shopping, parks and more! To schedule a showing, call today!