

2406, 38 Riedel Street  
Fort McMurray, Alberta

MLS # A2151064



## \$119,600

<b>Division:</b>	Downtown		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	869 sq.ft.	<b>Age:</b>	2001 (23 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 584
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	SCL1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Open Floorplan, See Remarks, Walk-In Closet(s)		

**Inclusions:** AS-IS; WHERE-IS

Fantastic opportunity to own a top-floor unit with river views! This two-bedroom condo features a galley-style kitchen with maple shaker cabinets, plenty of counter space, and a peninsula with a breakfast bar for casual dining. The adjacent dining and living room is spacious and offers access out to your north-facing balcony that offers incredible river views, and a northern exposure, perfect for taking in Fort McMurray's breathtaking northern lights. There are two bedrooms and two bathrooms in this unit including the primary bedroom with a walk-in closet and 4 piece ensuite. Enjoy the convenience of private laundry in your unit. Whether buying for yourself or an investment for rental income, this unit is sure to please!