

2108, 38 Riedel Street
Fort McMurray, Alberta

MLS # A2167268



\$135,000

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

Heating:	Boiler	Water:	-
Floors:	Carpet, See Remarks	Sewer:	-
Roof:	-	Condo Fee:	\$ 578
Basement:	-	LLD:	-
Exterior:	Concrete, Mixed, Vinyl Siding	Zoning:	SCL1
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to Riverwalk Villas. Enjoy the riverside in this main floor unit with 2 spacious bedrooms and 2 full bathrooms. This unit is well maintained with some newer appliances that include transferable warranty! Spacious kitchen with plenty of counter and cupboard space. There are patio doors off the living room where you can sit quietly enjoying the privacy of your large balcony or enjoy a summer bbq that is included with the unit. 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. The unit includes 1 underground heated parking stall. 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 and all furniture can remain in the unit.