

2404, 38 Riedel Street
Fort McMurray, Alberta

MLS # A2229468



\$125,000

Division:	Downtown		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	916 sq.ft.	Age:	2001 (24 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 620
Basement:	-	LLD:	-
Exterior:	Veneer	Zoning:	SCL1
Foundation:	-	Utilities:	-
Features:	No Smoking Home, Open Floorplan, Quartz Counters		

Inclusions: N/A

RIVER VIEWS & 2 BED, 2 BATH + 3 PARKING SPACES! Welcome to 38 Riedel Street #2404, a gorgeous 2-bedroom, 2-bath condo that offers GORGEOUS views of the Clearwater River. This spacious condo features upgraded quartz counters and a stylish tile backsplash in the kitchen, offering ample cabinet and counter space, along with in-suite laundry. The open-concept dining and living rooms create the perfect flow for entertaining. The large primary suite features a walk-in closet and a full en-suite bathroom. There is also a second bedroom and a second bathroom. You'll love having three parking spaces— one in the underground garage and two above ground! Located right in the heart of Downtown Fort McMurray, this condo provides stunning river views and quick access to all the best amenities. You're just minutes away from MacDonald Island Park, Keyano College, the Snye, beautiful parks, walking trails and shopping. This property also generates a revenue stream, as it has tenants already in place until 2026. Please note that showings require 24 hours notice to the tenants. Condos in this building sell FAST, so don't miss out on this incredible opportunity—schedule your viewing today!