

**2103, 38 Riedel Street
Fort McMurray, Alberta****MLS # A2249784****\$129,000**

Division:	Downtown		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	862 sq.ft.	Age:	2001 (24 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Central	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 578
Basement:	-	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	SCL1
Foundation:	-	Utilities:	-
Features:	Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Pantry		

Inclusions: Furniture can be included

Welcome to Riverwalk Villas. Enjoy the riverside in this main floor unit with 2 spacious bedrooms and 2 full bathrooms. Spacious and bright kitchen with plenty of counter and cupboard space. The living room features patio doors leading to you large private balcony perfect for quiet mornings or evening barbecues. The master bedroom is an impressive size with a walk-through closet and full 4 piece ensuite. There is a large secondary bedroom and another full bathroom. The building is secure and has undergone many 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 home or you can purchase as an investment and all furniture can remain in the unit.