

1101, 38 Riedel Street  
Fort McMurray, Alberta

MLS # A2298836



## \$129,000

<b>Division:</b>	Downtown		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,056 sq.ft.	<b>Age:</b>	2001 (25 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Additional Parking, Parkade, Secured, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Boiler, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 717
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	SCL1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** mail key (1), garage fob (2), door fob (1), unit door keys (2)

Welcome to 1101-38 Riedel Street; There's a certain ease that comes with living in the heart of a city, and this spacious condo delivers it in full. Tucked into downtown Fort McMurray, you're a short walk from MacDonald Island Park, Keyano College, the Snye River, and the shops and restaurants that give the neighbourhood its energy. It's the kind of location where you can leave the car parked and still have everything within reach. Inside, the unit offers one of the larger floor plans in the complex; open, airy, and filled with natural light from oversized windows throughout. Fresh paint on the walls and ceilings gives the entire space a bright, refreshed feel from the moment you walk in. What truly sets this unit apart is the wraparound patio. Accessible from the living room, it creates a generous outdoor extension of the home that is perfect for morning coffee or unwinding in the evening. Being on the ground floor also means easy access, and the conveniently located above-ground parking stall sits right beside the patio, making unloading groceries or gear quick and simple. The kitchen offers ample cabinetry and counter space and opens naturally into the dining and living areas, a layout that works just as well for quiet nights in or hosting friends. The primary bedroom features a walk-in closet and private 4-piece ensuite, while the second bedroom easily adapts as a guest room or home office. A second 3-piece bathroom just off the dining area adds extra convenience for guests. Additional highlights include in-suite laundry with a newer washer and dryer, a second stall in the heated and secured underground parking, and the added benefit of having only one neighbour above. Condo fees cover heat, water, sewer, garbage removal, snow removal, grounds and common area maintenance, building insurance, and reserve fund contributions. Whether you're

buying for the first time, adding to a portfolio, or simply ready to trade the commute for a short walk, this is a home that holds its own. Schedule your private tour today!