



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

2402, 38 Riedel Street
Fort McMurray, Alberta

MLS # A2336143



\$139,900

Division:	Downtown		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	870 sq.ft.	Age:	2001 (25 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 607
Basement:	-	LLD:	-
Exterior:	Vinyl Siding	Zoning:	SCL1
Foundation:	-	Utilities:	-
Features:	Laminate Counters		

Inclusions: n/a

Welcome to 38 Riedel Street! This well-maintained two-bedroom, two-bathroom unit is located on the fourth and top floor of the building, offering added privacy and a partial river view. The primary bedroom features a walk-in closet and private ensuite, while the second full bathroom is conveniently located in the main living area for guests or the second bedroom. The unit also features in-suite laundry, one underground parking stall, and a great balcony where you can relax and enjoy the views. Conveniently located near shopping, stores, and everyday amenities, this property is an excellent option for homeowners or investors. Call today for your personal showing!