

# \$109,900 - 2101, 38 Riedel Street, Fort McMurray

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MLS® #A2200234

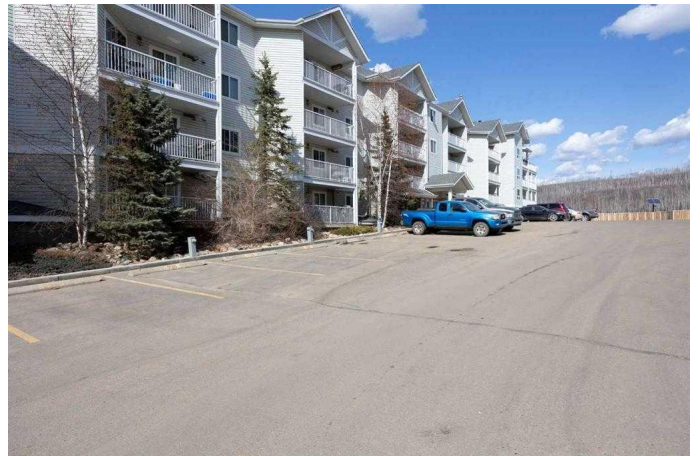
**\$109,900**

2 Bedroom, 2.00 Bathroom, 871 sqft

Residential on 0.00 Acres

Downtown, Fort McMurray, Alberta

LOOKING TO GET OUT OF THE RENTAL RAT RACE? This beautiful ground floor unit is PERFECT for the SAVVY Buyer! Views of the courtyard and nestled in the downtown area of Fort McMurray with a walkable location to all amenities! Views of the clearwater river are just a hop skip away out your front door. There are 2 bedrooms, 2 bathrooms and one parking stall AND in suite laundry!. If you are ready to make a move and love to live in downtown then call today and START PACKING! The seller does not offer any seller's warranties or representations, this property is sold as is where is. Schedule A to accompany all offers.



Built in 2001

## Essential Information

MLS® #	A2200234
Price	\$109,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	871
Acres	0.00
Year Built	2001
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

## Community Information

Address	2101, 38 Riedel Street
Subdivision	Downtown
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 3E1

### **Amenities**

Amenities	Elevator(s)
Parking Spaces	1
Parking	Stall

### **Interior**

Interior Features	Open Floorplan
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
# of Stories	4

### **Exterior**

Exterior Features	Balcony
Lot Description	See Remarks
Construction	See Remarks
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 5th, 2025
Days on Market	7
Zoning	SCL1

### **Listing Details**

Listing Office	RE/MAX Connect
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