

# \$115,000 - 2316, 38 Riedel Street, Fort McMurray

MLS® #A2210128

**\$115,000**

2 Bedroom, 2.00 Bathroom, 846 sqft

Residential on 0.00 Acres

Downtown, Fort McMurray, Alberta

STUNNING RIVER VIEW CONDO – 2 BED, 2 BATH + HEATED PARKING! Welcome to 38 Riedel Street #2316, a beautiful 2-bedroom, 2-bathroom condo with breathtaking views of the Clearwater River. This spacious unit features a large kitchen with ample cabinet and counter space, a pantry, and in-suite laundry for added convenience. The open-concept dining and living room offers plenty of space to entertain, complete with a cozy fireplace to enjoy on cooler evenings. The generous master suite includes a walk-in closet and private en-suite, while the second bedroom has direct access to a full bathroom. Plus, you™ll love the convenience of a heated underground parking stall (Unit #202). Nestled in the heart of Downtown Fort McMurray, this condo offers stunning river views and easy access to top amenities. It's just minutes from Keyano College, the Snye , beautiful parks, and world-class recreational facilities like the Syncrude Sport & Wellness Centre, Shell Place, and Suncor Community Leisure Centre. Whether you're looking to relax by the water or stay active, this location has it all. Don™t miss out on this incredible opportunity – schedule your viewing today!

Built in 2001

## Essential Information

MLS® #                   A2210128

Price                     \$115,000



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	846
Acres	0.00
Year Built	2001
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	2316, 38 Riedel Street
Subdivision	Downtown
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 3E1

### Amenities

Amenities	Elevator(s), Trash, Visitor Parking
Parking Spaces	1
Parking	Parkade, See Remarks, Stall, Titled, Underground, Owned
Waterfront	See Remarks, River Front

### Interior

Interior Features	Pantry, See Remarks, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Other
# of Stories	4

### Exterior

Exterior Features	Balcony
Construction	Vinyl Siding

### Additional Information

Date Listed	April 9th, 2025
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Days on Market	30
Zoning	SCL1

**Listing Details**

Listing Office	COLDWELL BANKER UNITED
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