

# \$125,000 - 2404, 38 Riedel Street, Fort McMurray

MLS® #A2229468

**\$125,000**

2 Bedroom, 2.00 Bathroom, 916 sqft

Residential on 0.00 Acres

Downtown, Fort McMurray, Alberta

RIVER VIEWS – 2 BED, 2 BATH + 3 PARKING SPACES! Welcome to 38 Riedel Street #2404, a gorgeous 2-bedroom, 2-bath condo that offers GORGEOUS views of the Clearwater River. This spacious condo features upgraded quartz counters and a stylish tile backsplash in the kitchen, offering ample cabinet and counter space, along with in-suite laundry.

The open-concept dining and living rooms create the perfect flow for entertaining. The large primary suite features a walk-in closet and a full en-suite bathroom. There is also a second bedroom and a second bathroom.

You'll love having three parking spaces – one in the underground garage and two above ground! Located right in the heart of Downtown Fort McMurray, this condo provides stunning river views and quick access to all the best amenities. You're just minutes away from MacDonald Island Park, Keyano College, the Snye, beautiful parks, walking trails and shopping.

This property also generates a revenue stream, as it has tenants already in place until 2026. Please note that showings require 24 hours notice to the tenants. Condos in this building sell FAST, so don't miss out on this incredible opportunity – schedule your viewing today!



Built in 2001

## Essential Information

MLS® #	A2229468
Price	\$125,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	916
Acres	0.00
Year Built	2001
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

## Community Information

Address	2404, 38 Riedel Street
Subdivision	Downtown
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 3E1

## Amenities

Amenities	Elevator(s), Secured Parking
Parking Spaces	3
Parking	Parkade, Underground

## Interior

Interior Features	No Smoking Home, Open Floorplan, Quartz Counters
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
# of Stories	4

## Exterior

Exterior Features	Balcony
Construction	Veneer

## Additional Information

Date Listed	June 9th, 2025
Days on Market	7
Zoning	SCL1

## Listing Details

Listing Office	EXP REALTY
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