

# \$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
-------------	-----------------

Days on Market	21
Zoning	SCL1

## **Listing Details**

Listing Office	COLDWELL BANKER UNITED
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.