



# 180 Riverstone Ridge Fort McMurray Alberta

\$334,900

INCREDIBLE OPPORTUNITY TO OWN EXECUTIVE STYLE; AT AN AFFORDABLE PRICE! THIS TOWN HOME OFFERS 3 BEDROOMS EACH WITH FULL ENSUITE'S! Yes, you read that correctly! This stunning townhome offers not only a QUALITY build by ALVES, but it also has 3 BEDROOMS EACH WITH ITS OWN PRIVATE 4PC ENSUITE! Let's begin on the exterior of this savvy buy! END UNIT, WALK OUT BASEMENT, SEPARATE ENTRANCE, EXTRA WIDE DRIVEWAY WITH 2 CAR PARKING, ATTACHED SINGLE CAR GARAGE, CENTRAL A/C, CURB APPEAL PLUS, and perfectly located in Stone Creek in walking distance to Stoney Creek Plaza, trails and transit and site bus stops. Large front foyer offering direct access to your attached garage. This walk-out level has a built-in laundry room, then bedroom that features its own private garden doors/separate entrance, along with a private 4pc bathroom complete with tile floors. This is a great space for those looking to rent a room for extra income. The staircase leads you to your living area featuring a great room with built-in electric fireplace and mantle. In addition to the great room, you have a reading area or flex room to use to your needs. This space includes double garden doors taking to your covered deck. This level continues with a grand eat-in kitchen featuring an eat-up breakfast bar, stainless appliances, tile floors, and a dining nook. This 2ND level is complete with a 2-pc powder room. The 3 RD level offers your 2 Primary bedrooms each with WALK-IN CLOSETS, AND FULL 4 PC ENSUITES and large windows. This is a TURNKEY, MOVE IN READY HOME. Property is currently rented and this can be an excellent opportunity for an investor. DISCLOSURE: Photos used on this listing's interior are of another unit in the complex but depict the same layout and finishings, to give reference to layout and style. These are being used due to privacy rights of renters. Condo fees are below average at \$385.00 ...

4pc Bathroom 5.00 Ft x 7.83 Ft  
 Bedroom 11.25 Ft x 14.08 Ft  
 2pc Bathroom 7.33 Ft x 5.25 Ft  
 4pc Bathroom 5.00 Ft x 8.92 Ft

4pc Bathroom 7.75 Ft x 5.00 Ft  
 Bedroom 17.17 Ft x 15.50 Ft  
 Primary Bedroom 17.08 Ft x 17.83 Ft

Listing Presented By:



Originally Listed by:  
COLDWELL BANKER UNITED

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**RE/MAX Fort McMurray**

9919 Biggs Avenue , Fort McMurray, AB,

Phone: 780-880-7173  
jadenek@remax.net