

# \$339,888 - 46, 180 Riverstone Ridge, Fort McMurray

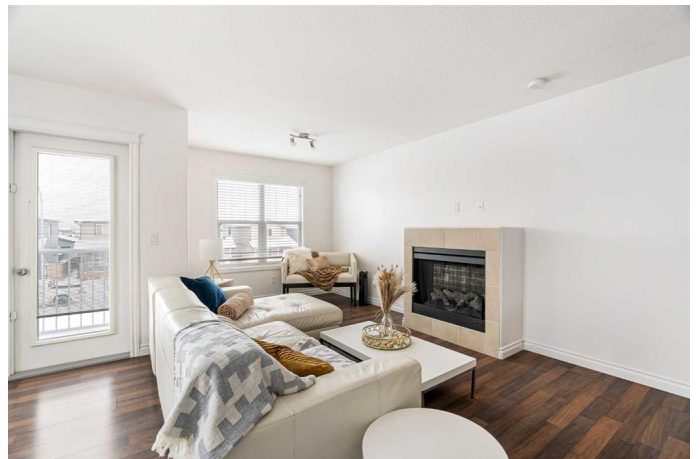
MLS® #A2223355

**\$339,888**

3 Bedroom, 4.00 Bathroom, 1,807 sqft  
Residential on 0.00 Acres

Stonecreek, Fort McMurray, Alberta

INCREDIBLE OPPORTUNITY TO OWN EXECUTIVE STYLE, AT AN AFFORDABLE PRICE! THIS FRESHLY PAINTED END UNIT TOWNHOME 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 (3 car parking in total), CURB APPEAL PLUS, and perfectly located in Stone Creek in walking distance to Stoney Creek Plaza, trails, and transit, and site bus stops. Let the WOW vibes continue as you enter this superb townhome, where you note the FRESH PAINT from top to bottom, a 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 a 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 leading 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 3rd 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, comes fully furnished at no additional cost to the buyer and is ready for IMMEDIATE OCCUPANCY. The original owner says she loved living here and will miss the home. Condo fees are below average at \$385.00 a month and include water, sewer, garbage pickup, building insurance, professional management, and reserve fund contributions. Call today for your personal tour!

Built in 2010

### Essential Information

MLS® #	A2223355
Price	\$339,888
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,807
Acres	0.00
Year Built	2010
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	46, 180 Riverstone Ridge
Subdivision	Stonecreek
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 0V6

## Amenities

Amenities	Snow Removal, Trash, Visitor Parking
Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected, Cable Connected, Garbage Collection
Parking Spaces	3
Parking	Garage Door Opener, Insulated, Single Garage Attached
# of Garages	1

## Interior

Interior Features	Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, See Remarks, Separate Entrance, Soaking Tub
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Great Room, Mantle
# of Stories	3
Has Basement	Yes
Basement	Exterior Entry, Full, Suite, Walk-Out

## Exterior

Exterior Features	Playground, Private Entrance
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete, See Remarks

## Additional Information

Date Listed	May 21st, 2025
Days on Market	3
Zoning	R3

## 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.