

# \$310,000 - 33, 180 Riverstone Ridge, Fort McMurray

MLS® #A2256332

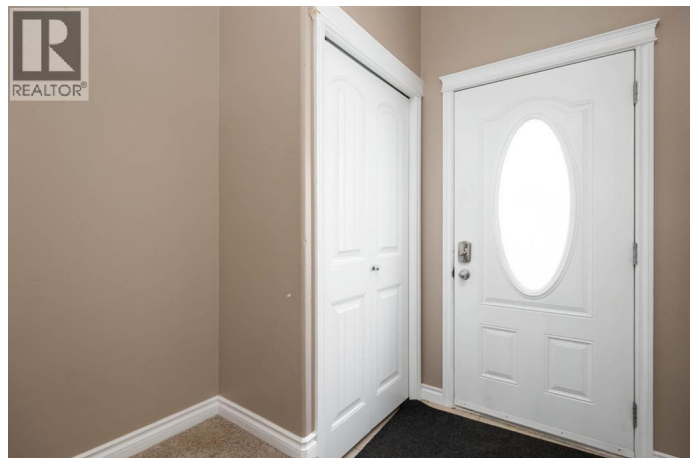
**\$310,000**

3 Bedroom, 4.00 Bathroom, 1,769 sqft

Single Family on 0.00 Acres

Stonecreek, Fort McMurray, Alberta

Welcome to 33-180 Riverstone Ridge. Calling all first-time buyers, young professionals & savvy investors—this END UNIT townhome in Stone Creek checks all the boxes! Built by Alves Developments, this 3-bed, 3.5-bath home is loaded with features that make everyday living easy and comfortable. Each bedroom comes with its own ensuite—ideal for roommates, guests, or renting out a room for extra income. Located in Stone Creek, just steps from Stoney Creek Village amenities, walking trails, public transportation, and schools—this is a prime location for commuters and renters alike. The main floor features a bright living room with a fireplace and patio doors leading to a private balcony. The adjoining eat-in kitchen is complete with tile flooring, rich cabinetry, and a large eat-up island, ideal for entertaining or everyday living. Upstairs, you'll find two spacious primary bedrooms, each with walk-in closets and full 4-piece ensuite bathrooms. On the ground level, there's a welcoming entryway, access to the attached single garage, laundry, and a third bedroom with its own private entrance and its own ensuite—a perfect setup for a roommate or tenant. Additional features include CENTRAL AC, and an extra-wide driveway with parking for 2 vehicles + attached garage (3 parking stalls total. Low condo fees at \$385.00 a month and include water, sewer, garbage pickup, building insurance, professional management, and reserve fund contributions. This home offers



excellent value and flexibility in a convenient location. Schedule your private tour today!  
(id:6289)

Built in 2010

**Essential Information**

|                |                    |
|----------------|--------------------|
| Listing #      | A2256332           |
| Price          | \$310,000          |
| Bedrooms       | 3                  |
| Bathrooms      | 4.00               |
| Half Baths     | 1                  |
| Square Footage | 1,769              |
| Acres          | 0.00               |
| Year Built     | 2010               |
| Type           | Single Family      |
| Sub-Type       | Condominium/Strata |
| Style          | 3 Level            |

**Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 33, 180 Riverstone Ridge |
| Subdivision | Stonecreek               |
| City        | Fort McMurray            |
| Province    | Alberta                  |
| Postal Code | T9K0V6                   |

**Amenities**

|                |                                  |
|----------------|----------------------------------|
| Amenities      | Schools, Shopping                |
| Features       | See remarks, PVC window, Parking |
| Parking Spaces | 2                                |
| Parking        | Attached Garage                  |
| # of Garages   | 1                                |

**Interior**

|            |                                                                                            |
|------------|--------------------------------------------------------------------------------------------|
| Appliances | Washer, Refrigerator, Dishwasher, Stove, See remarks, Window Coverings, Garage door opener |
| Heating    | Forced air                                                                                 |
| Cooling    | Central air conditioning                                                                   |
| Fireplace  | Yes                                                                                        |

|                 |                   |
|-----------------|-------------------|
| # of Fireplaces | 1                 |
| Has Basement    | Yes               |
| Basement        | Separate entrance |

## Exterior

|                   |                           |
|-------------------|---------------------------|
| Exterior          | See Remarks, Vinyl siding |
| Exterior Features | Landscaped                |
| Foundation        | Poured Concrete           |

## Listing Details

|                |                |
|----------------|----------------|
| Listing Office | RE/MAX Connect |
|----------------|----------------|



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