

# \$324,000 - 33, 180 Riverstone Ridge, Fort McMurray

MLS® #A2227704

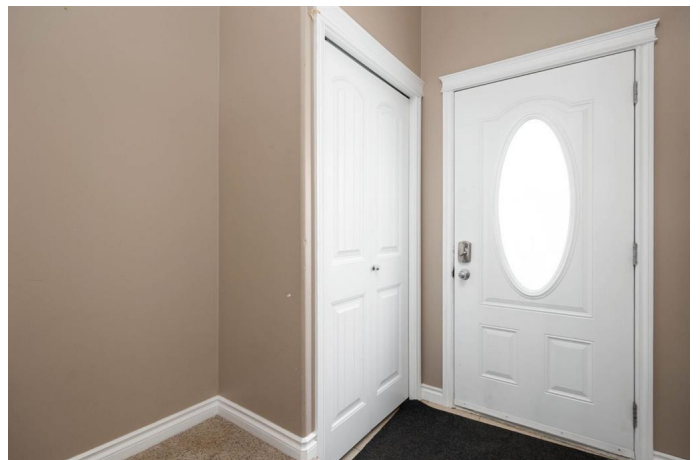
**\$324,000**

3 Bedroom, 4.00 Bathroom, 1,768 sqft

Residential 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!

Built in 2010

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2227704      |
| Price          | \$324,000     |
| Bedrooms       | 3             |
| Bathrooms      | 4.00          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,768         |
| Acres          | 0.00          |
| Year Built     | 2010          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Level Split |
| Status         | Active        |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 33, 180 Riverstone Ridge |
| Subdivision | Stonecreek               |
| City        | Fort McMurray            |
| County      | Wood Buffalo             |
| Province    | Alberta                  |
| Postal Code | T9K 0V6                  |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Trash, Visitor Parking |
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Kitchen Island, Pantry, See Remarks, Vinyl Windows  |
| Appliances        | Central Air Conditioner, Dishwasher, Garage Control(s), Refrigerator, Stove(s), Washer, Window Coverings, See Remarks |
| Heating           | Forced Air  |

|                 |                                |
|-----------------|--------------------------------|
| Cooling         | Central Air                    |
| Fireplace       | Yes                            |
| # of Fireplaces | 1                              |
| Fireplaces      | Electric                       |
| Has Basement    | Yes                            |
| Basement        | Exterior Entry, Finished, Full |

## Exterior

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | None                      |
| Lot Description   | Landscaped                |
| Roof              | Asphalt Shingle           |
| Construction      | Vinyl Siding, See Remarks |
| Foundation        | Poured Concrete           |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 10th, 2025 |
| Days on Market | 45              |
| Zoning         | R3              |

## Listing Details

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

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