

\$309,900 - 12, 180 Riverstone Ridge, Fort McMurray

MLS® #A2246933

\$309,900

3 Bedroom, 4.00 Bathroom, 1,795 sqft

Residential on 0.00 Acres

Stonecreek, Fort McMurray, Alberta

Welcome to Riverstone Villas – a move-in ready 3 bed, 3.5 bath townhome with each bedroom featuring its own ensuite and walk-in closet. Located in the desirable Stone Creek area, just steps to amenities, schools, trails, and transit. Enjoy the benefits of an ATTACHED GARAGE, driveway with parking for 2, and CENTRAL A/C. The walkout main level features a spacious foyer with garage access, laundry area, and a private bedroom with full ensuite and separate entrance – perfect for guests, roommates, or extra income potential. The second level offers a bright living room with fireplace, and a flexible nook for reading or home office. Double garden doors lead to your covered balcony with gas hookup. The kitchen is equipped with rich cabinetry, an eat-up island, stainless steel appliances (including a new fridge in 2024), and a dining area. A 2-pc powder room completes this floor. Upstairs, you’ll find new luxury vinyl flooring, along with two spacious primary bedrooms, each with large windows, walk-in closets, and 4-pc ensuites. Additional updates include a new hot water tank (2023). Low condo fees (\$385/month) include water, sewer, garbage pickup, building insurance, professional management, and reserve fund. Some furniture is negotiable. Turnkey and available for quick possession – book your private viewing today!

Built in 2010



Essential Information

MLS® #	A2246933
Price	\$309,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,795
Acres	0.00
Year Built	2010
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Level Split
Status	Active

Community Information

Address	12, 180 Riverstone Ridge
Subdivision	Stonecreek
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 0V6

Amenities

Amenities	Visitor Parking
Parking Spaces	3
Parking	Driveway, Garage Faces Front, Single Garage Attached
# of Garages	1

Interior

Interior Features	Breakfast Bar, Closet Organizers, High Ceilings, Kitchen Island, Separate Entrance
Appliances	Central Air Conditioner, Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer Stacked
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas

Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony, BBQ gas line
Lot Description	Back Yard, Low Maintenance Landscape, Cleared
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 9th, 2025
Days on Market	3
Zoning	R3

Listing Details

Listing Office	EXP REALTY
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.