

# \$299,900 - 12, 180 Riverstone Ridge, Fort McMurray

MLS® #A2246933

**\$299,900**

3 Bedroom, 4.00 Bathroom, 1,795 sqft

Residential on 0.00 Acres

Stonecreek, Fort McMurray, Alberta

Welcome to Riverstone Villas â€” 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 entranceâ€”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, youâ€™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 possessionâ€”book your private viewing today!

Built in 2010



## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2246933      |
| Price          | \$299,900     |
| 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, Cleared, Low Maintenance Landscape |
| Roof              | Asphalt Shingle                               |
| Construction      | Vinyl Siding                                  |
| Foundation        | Poured Concrete                               |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 9th, 2025 |
| Days on Market | 17               |
| Zoning         | R3               |

**Listing Details**

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

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