

# \$319,900 - 33, 180 Riverstone Ridge, Fort McMurray

MLS® #A2227704

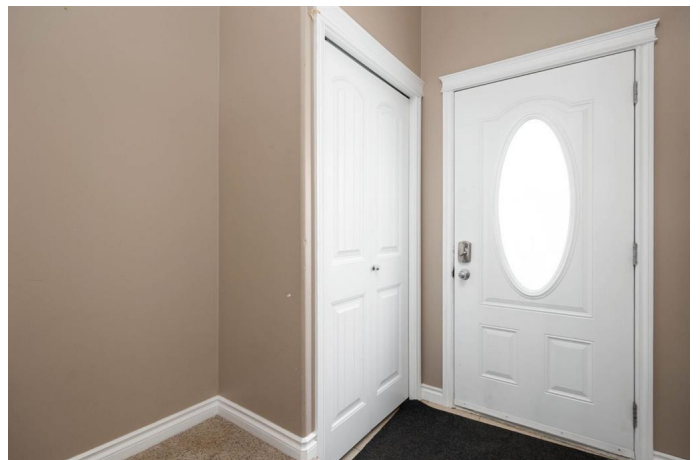
**\$319,900**

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	\$319,900
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	71
Zoning	R3

## Listing Details

Listing Office	RE/MAX Connect
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