



THE
A-TEAM

**RE/MAX
FIRST**

200 RICHARD Street #541, Fort McMurray T9H 5H6

MLS® #: **A2115761**

Area: **Downtown**

Listing Date: **03/19/24**

List Price: **\$129,000**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Apartment

City/Town:

Fort McMurray

Year Built:

2001

Finished Floor Area

Abv Sqft:

846

Low Sqft:

Ttl Sqft:

846

Lot Information

Lot Sz Ar:

Lot Shape:

DOM

61

Layout

Beds:

2 (2)

Baths:

2.0 (2 0)

Style:

Apartment

Parking

Ttl Park:

2

Garage Sz:

Access:

Lot Feat:

Park Feat:

Garage Door Opener,Heated Garage,Parkade,Parking Lot,Underground

Utilities and Features

Roof:

Heating: **Baseboard**

Sewer:

Ext Feat: **Barbecue**

Construction:

Concrete,Vinyl Siding

Flooring:

Carpet,Linoleum

Water Source:

Fnd/Bsmt:

Kitchen Appl:

Dishwasher,Electric Stove,Microwave,Refrigerator,Washer

Int Feat:

Kitchen Island,Laminate Counters,Open Floorplan,Vinyl Windows

Utilities:

Room Information

Room

4pc Bathroom

Bedroom

Kitchen

Bedroom - Primary

Level

Main

Main

Main

Main

Dimensions

7`8" x 4`10"

12`0" x 11`1"

7`6" x 8`3"

14`4" x 11`1"

Room

4pc Ensuite bath

Dining Room

Living Room

Level

Main

Main

Main

Dimensions

5`4" x 7`5"

10`1" x 7`6"

15`0" x 12`3"

Legal/Tax/Financial

Condo Fee:

\$650

Title:

Fee Simple

Zoning:

BOR1

Legal Desc:	0122336	Fee Freq: Monthly	Remarks
Pub Rmks:	<p>Welcome to this Stunning Top Floor condo With 2 Parkings in the Heart of Downtown, perfect for both investors and first-time homebuyers. Say goodbye to renting and start building equity with this fantastic property. Conveniently located close to all amenities, including bus transportation, restaurants, shopping, Macdonald Island, and more, this spacious condo features two bedrooms and two baths, offering ample space for you to live and grow. The large living room is perfect for entertaining guests and features a cozy corner fireplace, perfect for those chilly nights. This unit also comes equipped with in-suite laundry, offering added convenience and ease of use. The master bedroom is a true oasis, complete with its own ensuite and walk-in closet, ensuring maximum privacy and relaxation. You'll also appreciate the two parking stalls that come with this unit - one underground and one above ground. No more searching for a place to park after a long day at work or a night out with friends. Don't miss out on this amazing opportunity to own a piece of downtown living. Schedule your personal viewing today and start enjoying all the perks of homeownership.</p>		
Inclusions: Property Listed By:	<p>Fridge, Stove, Microwave, Dishwasher, Washer, Dryer RE/MAX FORT MCMURRAY</p>		

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (780) 804-4800



