



THE
A-TEAM

**RE/MAX
FIRST**

100 RICHARD Street #419, Fort McMurray T9H5H5

MLS® #: **A2120926**

Area: **Downtown**

Listing Date: **04/08/24**

List Price: **\$154,000**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Apartment

City/Town:

Fort McMurray

Year Built:

2003

Lot Information

Finished Floor Area

Abv Sqft:

829

Low Sqft:

Ttl Sqft:

829

Lot Sz Ar:

Lot Shape:

DOM

38

Layout

Beds:

2 (2)

Baths:

2.0 (2 0)

Style:

Apartment

Parking

Ttl Park:

1

Garage Sz:

Access:

Lot Feat:

Park Feat:

Underground

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Central**

Sewer:

Ext Feat: **Balcony,BBQ gas line**

Construction:

Vinyl Siding

Flooring:

Laminate,Tile

Water Source:

Fnd/Bsmt:

Kitchen Appl:

Dishwasher,Electric Stove,Microwave,Refrigerator,Washer/Dryer Stacked

Int Feat:

Breakfast Bar,Open Floorplan,Storage,Walk-In Closet(s)

Utilities:

Room Information

Room

4pc Bathroom

Kitchen

4pc Ensuite bath

Living Room

Level

Main

Main

Main

Main

Dimensions

7`10" x 4`10"

7`10" x 8`6"

5`1" x 7`6"

15`0" x 12`9"

Room

Bedroom

Bedroom - Primary

Dining Room

Level

Main

Main

Main

Dimensions

12`0" x 11`0"

12`3" x 11`1"

10`7" x 7`5"

Legal/Tax/Financial

Condo Fee:

\$636

Title:

Fee Simple

Fee Freq:

Monthly

Zoning:

BOR1

Legal Desc:

0122336

Remarks

Pub Rmks: **EXCEPTIONAL DOWNTOWN LIVING IN THIS TOP-FLOOR 2-BEDROOM, 2-BATHROOM Apartment! IDEALLY LOCATED NEAR MACDONALD ISLAND & SNYE PARK, WITH OWNED UNDERGROUND PARKING! Welcome to 100 Richard Street situated just off Franklin Ave, offering easy access to Highway 63 and proximity to all the amenities. This 2-bedroom condo showcases a balcony, in-suite laundry, and an on-site gym exclusive to residents. The kitchen has WHITE cabinets, a modern fridge, an electric stove, a microwave, and a dishwasher. With ample cupboard space and a generous countertop area, it also offers a breakfast bar off the living area. Additional storage is available in the laundry room. Enjoy the spacious living room featuring a corner fireplace. The patio door leads to the balcony which has a gas line for the BBQ and looks over Richard Street. The primary bedroom boasts a walk-through closet leading to the 4-pcs ensuite bathroom, complete with a tub/shower combo. The second full bathroom is conveniently located adjacent to the second bedroom, on the opposite side of the living room. THIS UNIT HAS SEEN TONS OF UPGRADES SINCE 2021 INCLUDING NEW LUXURY VINYL PLANKS (LVP) FLOORING, NEW PAINT, a NEW WASHER/DRYER, an ACCENT WALL, and more... This condo offers all the essentials at a highly affordable price point! CONDO FEE covers Common Area Maintenance, Heat, Building Insurance, Interior Maintenance, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, and water. Schedule your viewing today!**

Inclusions:
Property Listed By: **EXP REALTY**

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





