



THE
A-TEAM

**RE/MAX
FIRST**

200 RICHARD Street #335, Fort McMurray T9K0X9

MLS® #: **A2189416**

Area: **Wood Buffalo**

Listing Date: **01/30/25**

List Price: **\$124,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential Apartment**
Sub Type: **Fort McMurray**
City/Town: **2001**
Year Built: **2001**

Finished Floor Area
Abv Sqft: **996**
Low Sqft:
Ttl Sqft: **996**

DOM

6
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **2**
Garage Sz: **2**

Access:

Lot Feat:
Park Feat: **Stall, Titled, Underground**

Utilities and Features

Roof:
Heating: **Fireplace(s), Natural Gas**
Sewer:
Ext Feat: **Balcony**

Construction: **Concrete, Vinyl Siding**
Flooring: **Ceramic Tile, Laminate**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer**
Int Feat: **Open Floorplan**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	5`0" x 7`6"	4pc Ensuite bath	Main	5`0" x 7`7"
Bedroom	Main	14`10" x 11`2"	Dining Room	Main	14`0" x 16`1"
Kitchen	Main	7`7" x 8`3"	Laundry	Main	5`7" x 8`0"
Living Room	Main	13`3" x 12`5"	Bedroom - Primary	Main	14`0" x 11`1"

Legal/Tax/Financial

Condo Fee:
\$742

Title:
Fee Simple

Zoning:
BOR1

Fee Freq:
Monthly

Legal Desc: **0122336**

Remarks

Pub Rmks: **Welcome home! Welcome to this exceptional condo boasting over 996 sq.ft. of living space. This unique 2-bedroom, 2-bathroom condo stands out for its rare TWO parking stalls—one secure, heated underground spot and one conveniently located just outside the building's front entrance. Designed for privacy and tranquility, this unit has only one shared wall with a neighbor, with the other side facing a hallway—minimizing noise from adjacent units. Plus, being situated above the building's meeting room, there's no need to worry about disturbing anyone below, making it an excellent choice for families with kids, pet owners, or anyone who values peace and quiet. Inside, the functional and spacious floor plan features a bright living area that extends to a private balcony, perfect for enjoying the fresh air. The primary bedroom includes a walk-through closet leading to a private 4-piece ensuite, while the second bedroom is conveniently located right next to the main bathroom, ensuring privacy—great for guests, roommates, or a home office. In-suite laundry adds to the convenience of this home. The secure building includes a fitness facility and is located in a prime downtown location. You'll be within walking distance to MacDonald Island Park, shopping, restaurants, public transit, and scenic riverfront trails. Whether you're a first-time homebuyer, investor, or someone looking for a well-located home with great potential, this condo is a fantastic opportunity.**

Inclusions: **N/A**
Property Listed By: **Royal LePage Benchmark**

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





