



THE
A-TEAM

**RE/MAX
FIRST**

100 RICHARD Street #307, Fort McMurray T9H5H5

MLS® #: **A2211467**

Area: **Downtown**

Listing Date: **04/13/25**

List Price: **\$129,900**

Status: **Pending**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential
Apartment**
Sub Type: **Fort McMurray**
City/Town: **2003**
Year Built:

Finished Floor Area

Abv Sqft: **885**

Low Sqft:

Ttl Sqft: **885**

Lot Information

Lot Sz Ar:

Lot Shape:

DOM

6

Layout

Beds: **2 (2)**

Baths: **2.0 (2 0)**

Style: **Apartment-Single
Level Unit**

Access:

Lot Feat:

Park Feat:

Underground

Parking

Ttl Park: **2**

Garage Sz:

Utilities and Features

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

Construction: **Concrete**
Flooring: **Laminate**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Oven,Refrigerator,Washer/Dryer**
Int Feat: **Kitchen Island**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom	Main	10`10" x 10`9"
Laundry	Main	5`0" x 6`0"
Kitchen	Main	8`0" x 8`2"
Living Room	Main	12`5" x 15`6"
Walk-In Closet	Main	7`9" x 4`7"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Main	5`0" x 7`9"
Foyer	Main	6`0" x 13`0"
Dining Room	Main	7`4" x 10`6"
Bedroom - Primary	Main	11`3" x 15`2"
4pc Ensuite bath	Main	7`9" x 4`11"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$598

Fee Simple

BOR1

Fee Freq:

Monthly

Legal Desc:

0122336

Remarks

Pub Rmks:

Welcome to your beautifully updated 2-bedroom, 2-bathroom apartment on the 3rd floor, ideally located just steps away from shopping and dining! This charming apartment features brand-new flooring throughout and fresh paint, creating a modern and inviting atmosphere. Both bathrooms have been updated. The abundance of natural light fills the space, making it feel bright and airy. Step outside to your private balcony, perfect for relaxing. This fantastic location also includes the convenience of 2 parking stalls—one above ground and one below ground. Don't miss your chance to experience all that this amazing condo has to offer! Call today to schedule your personal tour and make this your new home!

Inclusions:

FRIDGE, STOVE, DISHWASHER, STACKABLE WASHER/DRYER, MICROWAVE, 2 TITLED PARKING STALLS SURFACE PARKING STALL AND 1 UNDERGROUND PARKING STALL

Property Listed By:

COLDWELL BANKER UNITED

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







