



THE
A-TEAM

**RE/MAX
FIRST**

200 RICHARD Street #124, Fort McMurray T9H 5H6

MLS® #: **A2215248**

Area: **Downtown**

Listing Date: **04/26/25**

List Price: **\$164,800**

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

Lot Information

Lot Sz Ar:

Lot Shape:

Finished Floor Area

Abv Sqft:

1,215

Low Sqft:

Ttl Sqft:

1,215

DOM

7

Layout

Beds:

3 (3)

Baths:

2.0 (2 0)

Style:

**Apartment-Single
Level Unit**

Parking

Ttl Park:

2

Garage Sz:

Access:

Lot Feat:

Park Feat:

Parkade,Stall,Underground

Utilities and Features

Roof:

Baseboard

Heating:

Sewer:

Ext Feat:

None

Construction:

Concrete,Vinyl Siding

Flooring:

Laminate

Water Source:

Fnd/Bsmt:

Kitchen Appl:

Dishwasher,Dryer,Microwave Hood Fan,Range,Refrigerator,Washer

Int Feat:

Elevator,Laminate Counters

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u> <u>Legal/Tax/Financial</u>	<u>Level</u>	<u>Dimensions</u>
Condo Fee: \$861		Title: Fee Simple Fee Freq: Monthly		Zoning: BOR1	
Legal Desc:	0122336				
Remarks					

Pub Rmks:

RARE FIND! This 3-bedroom, 2-bathroom apartment is the largest apartment in the building! You have over 1200 sq ft of living space, a full in-suite laundry room, kitchen and massive living room/dining area. Your primary bedroom includes walk-through closet and full ensuite bathroom with Jacuzzi tub. This is a ground floor

unit with a private patio and grass just outside your door. Notable Features: LED lighting throughout, white painted kitchen cabinets, stainless steel appliances, newer washing machine (2022), brand new windows and sliding patio door (2023). Electricity averages only \$120 a month, including summer months. Due to the location on the ground floor an AC unit is rarely needed. No extra heating costs - baseboard radiator heat is included in your condo fees! Two Titled Parking stalls are included (one below ground heated stall and one above ground spot).

Inclusions:

Property Listed By:

N/A

EXP REALTY

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







