



THE
A-TEAM

**RE/MAX
FIRST**

200 RICHARD Street #439, Fort McMurray T9H5H6

MLS® #: **A2236223**

Area: **Downtown**

Listing Date: **06/30/25**

List Price: **\$89,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential
Apartment**
Sub Type: **Fort McMurray
2001**

Lot Information

City/Town:
Year Built:
Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **749**
Low Sqft:
Ttl Sqft: **749**

DOM

3

Layout

Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **Apartment-Single
Level Unit**

Parking

Ttl Park: **1**
Garage Sz:

Access:
Lot Feat:
Park Feat:

Underground

Utilities and Features

Roof:
Heating: **Combination**
Sewer:
Ext Feat: **Balcony**

Construction:
Vinyl Siding, Wood Frame
Flooring:
Carpet, Ceramic Tile, Laminate
Water Source:
Fnd/Bsmt:

Kitchen Appl: **None**
Int Feat: **Kitchen Island**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			Legal/Tax/Financial		

Condo Fee: **\$583**

Legal Desc: **0122336**

Title: **Fee Simple**
Fee Freq: **Monthly**

Zoning: **BOR1**

Remarks

Pub Rmks:

4th floor Unit! Investment Opportunity in the Heart of Downtown! Welcome to this affordable and well-maintained 1-bedroom, 1-bathroom condo offering 749 sq ft of functional living space—a perfect option for investors looking to expand their real estate portfolio or first-time buyers seeking central convenience and long-term value. Situated on the top floor of a secure and professionally managed building, this bright and open-concept unit features a combination of durable laminate flooring and cozy carpet throughout. The spacious kitchen is equipped with a practical eat-up breakfast bar, ample cabinetry, and generous countertop space—ideal for everyday living or attracting quality tenants. The large 13' x 11'7" bedroom includes direct access to a 4-piece ensuite bathroom, creating a private and comfortable retreat. Step out onto your exterior balcony for some fresh air or morning coffee. Additional highlights include a titled underground parking stall, in-suite storage, and low-maintenance finishes—all appealing to investors looking for a affordable unit with rental potential. Located in the heart of downtown Fort McMurray, this unit is close to public transportation, shopping, dining, and business amenities—making it a desirable spot for tenants or owners who value convenience. Don't miss out on this excellent investment opportunity. Schedule your private showing today!

Inclusions:

none

Property Listed By:

ROYAL LEPAGE BENCHMARK

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





