



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**100 RICHARD Street #320, Fort McMurray T9H 5H5**

MLS® #: **A2240155**

Area: **Downtown**

Listing Date: **07/16/25**

List Price: **\$110,000**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential  
Apartment**  
Sub Type: **Fort McMurray  
2003**

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

Finished Floor Area  
Abv Sqft: **720**  
Low Sqft:  
Ttl Sqft: **720**

DOM

**1**  
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: **Stall,Underground**

Utilities and Features

Roof: **See Remarks**  
Heating: **Radiant**  
Sewer:  
Ext Feat: **None**

Construction: **See Remarks**  
Flooring: **Laminate**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked**  
Int Feat: **See Remarks**  
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: **\$557**  
  
Legal Desc: **0029190188**  
  
Title: **Fee Simple**  
Fee Freq: **Monthly**

Zoning: **BOR1**

Remarks

Pub Rmks: Located downtown, close to amenities, parks, scenic riverfront walking trails, and just a short walk to Macdonald Island Park, this property is a must-see. Needing to downsize, wanting to enjoy your hard-earned money for travel and fun stuff, condo living is the way to go! This unit features laminate floors throughout, one bedroom, a full bathroom, and is located on the third floor, with in-suite laundry. The kitchen is fully equipped with all appliances and features an open layout that flows seamlessly into the living room and dining space. Don't miss your opportunity!

Inclusions: This unit is being sold as is where is

Property Listed By: RE/MAX Connect

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

