

# \$95,000 - 139, 200 Richard Street, Fort McMurray

MLS® #A2220120

**\$95,000**

1 Bedroom, 1.00 Bathroom, 753 sqft

Residential on 0.00 Acres

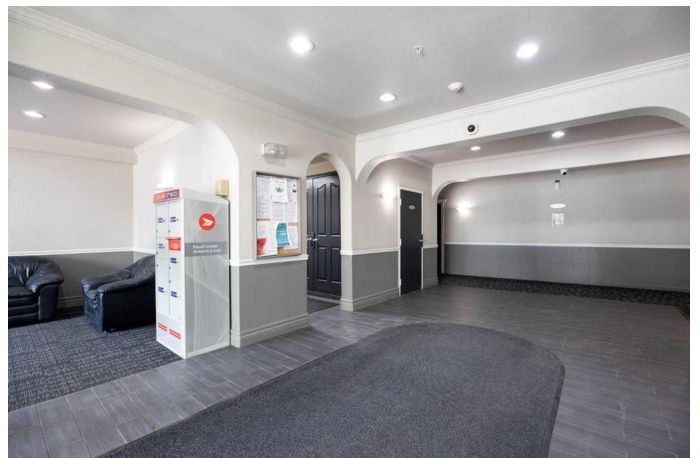
Downtown, Fort McMurray, Alberta

Welcome to 200 Richard Street #139 – A Rare and Desirable ground-floor condo offering exceptional value! Lovingly maintained, This Bright and Functional unit features TWO TITLED PARKING STALLS – one above ground and one underground – providing both convenience and peace of mind.

Step inside to a spacious entryway and notice THE NEW LUXURY VINYL PLANK FLOORS, adding a fresh, modern touch throughout the space. The well-designed galley kitchen offers ample cabinetry and easy-to-clean countertops, making it perfect for those with a busy lifestyle. From the kitchen, flow seamlessly into the dining area and cozy living room, where a large sliding glass door leads to your private balcony. With sunny south-facing exposure, this space is filled with beautiful natural light throughout the day.

The generous bedroom features a large closet and is located next to a four-piece bathroom. You'll also love the convenience of your very own in-suite laundry room, plus extra storage closets near the bathroom and laundry to help keep things organized.

This secure, well-managed building includes a common area gym and is ideally situated in the heart of Fort McMurray's downtown – close to shopping, restaurants, and essential amenities. Plus, you're just minutes from MacDonald Island Park, making this the



perfect home for anyone seeking the best of both city life and outdoor recreation.

Donâ€™t miss your chance to own this move-in-ready condo in a prime location.

Built in 2001

**Essential Information**

MLS® #	A2220120
Price	\$95,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	753
Acres	0.00
Year Built	2001
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	139, 200 Richard Street
Subdivision	Downtown
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 5H5

**Amenities**

Amenities	Elevator(s), Parking, Visitor Parking
Parking Spaces	2
Parking	Parkade, Stall, Underground

**Interior**

Interior Features	Jetted Tub, Kitchen Island, Laminate Counters, Open Floorplan, Vinyl Windows
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer

Heating	Baseboard
Cooling	None
# of Stories	5

## Exterior

Exterior Features	Balcony
Roof	Tar/Gravel
Construction	Concrete, Vinyl Siding, Wood Frame

## Additional Information

Date Listed	May 11th, 2025
Days on Market	2
Zoning	BOR1

## Listing Details

Listing Office	RE/MAX Connect
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