



**139, 200 Richard Street
Fort McMurray, Alberta**

MLS # A2220120



\$89,900

Division:	Downtown		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	753 sq.ft.	Age:	2001 (24 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 596
Basement:	-	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	BOR1
Foundation:	-	Utilities:	-
Features:	Jetted Tub, Kitchen Island, Laminate Counters, Open Floorplan, Vinyl Windows		

Inclusions: Fridge, Stove, Microwave, Dishwasher, Washer, Dryer

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. Don't miss your chance to own this move-in-ready condo in a prime location.