



**GRASSROOTS**  
REALTY GROUP

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134, 200 Richard Street  
Fort McMurray, Alberta

MLS # A2254434



**\$149,900**

Division:	Downtown		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	843 sq.ft.	Age:	2001 (24 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Radiant	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 649
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	BOR1
Foundation:	-	Utilities:	-
Features:	See Remarks		

**Inclusions:** Fridge, Stove, Stackable Washer & Dryer, Microwave, All Window Coverings

Life's easier when everything you need is just outside your door. At 134-200 Richard Street, you've got downtown Fort McMurray at your fingertips - MacDonald Island Park, Peter Pond Mall, restaurants and trails all within walking distance. Inside, this 2 bedroom, 2 bathroom condo feels instantly comfortable. The living room has a gas fireplace for cozy evenings, and the patio opens straight onto the greenspace, so kids (or pups) can run free while you keep an eye out from the porch. The primary suite is spacious with a walk-through closet into a 4-piece ensuite with a real JACUZZI tub. The galley kitchen and dining nook keep things practical, while the updates give the whole place a fresh feel: new flooring, tile backsplash, bathroom vanities, crown moulding, washer/dryer replaced last year, and a fridge that's basically brand new. Parking? You're covered. Literally. This condo comes with two titled stalls, one underground for winter, one above ground for easy grab-and-go. It's low-maintenance living, with the space, style, and location that make life just flow.