



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

427, 200 Richard Street
Fort McMurray, Alberta

MLS # A2273402



\$85,000

Division:	Downtown		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	720 sq.ft.	Age:	2001 (24 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Radiant	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 557
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	BOR1
Foundation:	-	Utilities:	-
Features:	Built-in Features, Closet Organizers, See Remarks		

Inclusions: As is, where is

EXCELLENT VALUE AND PRICE ON THIS DOWNTOWN CONDO.. This property is located in the heart of downtown in walking distance to all amenities including MacDonald Island park, River walking trails and more. Inside this one bedroom one bathroom condo you have a great functional layout that includes in suite laundry, a bright white galley kitchen, that is functional and has great storage. The bright living room offers a corner gas fireplace. In addition from this space you have sliding garden doors leading to your private balcony with great views from the 4 th floor. There is one bedroom and a full bathroom, the bedroom is a great size and offers great closet space. This home also comes with one titled parking stall. This is a secured building and the home is ready for immediate occupancy and is an excellent opportunity for an investment property or those commuting and first time home buyers and empty nesters. . Call today for your personal viewing.