



GRASSROOTS
REALTY GROUP

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419, 100 Richard Street
Fort McMurray, Alberta

MLS # A2120926



\$154,000

Division:	Downtown		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	829 sq.ft.	Age:	2003 (21 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Central	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 636
Basement:	-	LLD:	-
Exterior:	Vinyl Siding	Zoning:	BOR1
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Open Floorplan, Storage, Walk-In Closet(s)		

Inclusions: Personal Belongings

EXCEPTIONAL DOWNTOWN LIVING IN THIS TOP-FLOOR 2-BEDROOM, 2-BATHROOM Apartment! IDEALLY LOCATED NEAR MACDONALD ISLAND & SNYE PARK, WITH OWNED UNDERGROUND PARKING! Welcome to 100 Richard Street situated just off Franklin Ave, offering easy access to Highway 63 and proximity to all the amenities. This 2-bedroom condo showcases a balcony, in-suite laundry, and an on-site gym exclusive to residents. The kitchen has WHITE cabinets, a modern fridge, an electric stove, a microwave, and a dishwasher. With ample cupboard space and a generous countertop area, it also offers a breakfast bar off the living area. Additional storage is available in the laundry room. Enjoy the spacious living room featuring a corner fireplace. The patio door leads to the balcony which has a gas line for the BBQ and looks over Richard Street. The primary bedroom boasts a walk-through closet leading to the 4-pcs ensuite bathroom, complete with a tub/shower combo. The second full bathroom is conveniently located adjacent to the second bedroom, on the opposite side of the living room. THIS UNIT HAS SEEN TONS OF UPGRADES SINCE 2021 INCLUDING NEW LUXURY VINYL PLANKS (LVP) FLOORING, NEW PAINT, a NEW WASHER/DRYER, an ACCENT WALL, and more... This condo offers all the essentials at a highly affordable price point! CONDO FEE covers Common Area Maintenance, Heat, Building Insurance, Interior Maintenance, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, and water. Schedule your viewing today!