



GRASSROOTS
REALTY GROUP

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226, 200 Richard Street
Fort McMurray, Alberta

MLS # A2332390



\$114,900

Division:	Downtown		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	850 sq.ft.	Age:	2001 (25 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 636
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	BOR1
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: Fridge , Stove, Dishwasher, Micrwoave , Washer/Dryer,

2 BEDROOMS! 2 BATHROOMS! UNDERGROUND TITLED PARKING! Welcome to Unit 226-200 Richard Street, a well-maintained 2-bedroom, 2-bathroom condo ideally located in the heart of downtown Fort McMurray, just minutes from all amenities including MacDonald Island Park, the Miskanaw Golf Club, Borealis Park, shopping, restaurants, and more. This secure building offers controlled entry, an elevator, and the convenience of one heated underground titled parking stall (Unit #204). Step inside to discover a bright, open-concept floor plan featuring a spacious living room that flows seamlessly into the kitchen and dining area. The kitchen offers ample cabinet and countertop space, a built-in microwave, and a functional layout perfect for everyday living or entertaining. Enjoy the comfort of in-suite laundry with a stackable washer and dryer plus additional storage space. The spacious primary bedroom features a large walk-in closet and a private 4-piece ensuite complete with a relaxing jetted/Jacuzzi tub. The second bedroom is thoughtfully located on the opposite side of the unit, adjacent to the main 4-piece bathroom, providing excellent privacy for guests, family members, or a home office. Step outside onto your private balcony, complete with a natural gas BBQ hookup, overlooking the quiet side of the building—an ideal space to relax and unwind. Whether you're a first-time buyer, downsizing, or looking for an investment property, this condo checks all the boxes. Call today to schedule your personal viewing!