



GRASSROOTS
REALTY GROUP

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219, 100 Richard Street
Fort McMurray, Alberta

MLS # A2335356



\$124,900

Division:	Downtown		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	851 sq.ft.	Age:	2003 (23 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 623
Basement:	-	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	BOR1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Laminate Counters, Open Floorplan		

Inclusions:	N/a
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Welcome to #219-100 Richard Street, a spacious 2-bedroom, 2-bathroom condo located downtown within walking distance to MacDonald Island complex. Offering 850sq. ft. of functional living space, this second-floor unit is an excellent opportunity for first-time buyers or investors. The open-concept floor plan features a bright living room with patio doors leading to a private balcony, a practical kitchen with ample cabinetry and counter space and a dining area perfect for everyday living. The primary bedroom offers a walk-in closet and a private 4-piece ensuite, while the second bedroom is conveniently located next to the main bathroom making it ideal for guests, a roommate or a home office. Additional features include in-suite laundry with extra storage space, one heated underground parking stall and storage. The building is ideally situated within walking distance of MacDonald Island Park, shopping, restaurants, schools, walking trails and public transit, providing easy access to everything downtown has to offer. Whether you're looking for your first home, a comfortable place to downsize or an investment property, this condo offers excellent value in a convenient location. Schedule your private viewing today! 24hr notice required