

# \$105,000 - 337, 200 Richard Street, Fort McMurray

MLS® #A2224393

**\$105,000**

1 Bedroom, 1.00 Bathroom, 820 sqft

Residential on 0.00 Acres

Downtown, Fort McMurray, Alberta

Welcome to Unit 337 at 200 Richard Street!

This beautifully maintained third-floor condo is a rare gem, which features 1 bedroom, 1 bathroom, TITLED UNDERGROUND PARKING STALL, ample storage, and in-suite laundry facilities. Step inside to find durable, stylish vinyl flooring throughout and a welcoming entryway that opens into a functional galley-style kitchen with plenty of cupboard space.

The cabinetry offers plenty of storage space and there's good counter space to prepare your favorite meals. Enjoy easy access to the living room while cooking with the over-counter access. You'll love the natural light that floods this area, which is complete with a corner gas fireplace and patio doors leading to a private back patio.

The spacious bedroom includes a generous closet, while the four-piece bathroom and in-suite laundry provide added comfort and convenience. This secure building features great amenities including a fitness centre. Enjoy the convenience of one titled, heated underground parking stallâ€”perfect for those cold winter mornings. The condo management is currently replacing all the windows, and the balcony door is in the process of being updated as well. These improvements will not only enhance energy efficiency but also give the home a fresh, modern feelâ€”offering peace of mind and added value for the next owner.

Step outside and stroll along the picturesque



Snye River or explore the nearby parks and walking trails. Just a short walk away is the incredible MacDonald Island Parkâ€”Canadaâ€™s largest community recreation and leisure centreâ€”packed with endless activities, events, and entertainment for all ages, all year long. Contact for your private viewing today.

Built in 2001

**Essential Information**

MLS® #	A2224393
Price	\$105,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	820
Acres	0.00
Year Built	2001
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	337, 200 Richard Street
Subdivision	Downtown
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H5H6

**Amenities**

Amenities	Elevator(s), Fitness Center, Parking, Secured Parking, Visitor Parking
Parking Spaces	1
Parking	Underground

**Interior**

Interior Features	Breakfast Bar, Closet Organizers, No Smoking Home, Open Floorplan, Storage
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer Stacked
Heating	Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	5

## Exterior

Exterior Features	Balcony, Courtyard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame

## Additional Information

Date Listed	May 24th, 2025
Days on Market	24
Zoning	BOR1

## Listing Details

Listing Office	EXP REALTY
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