

**439, 200 Richard Street
Fort McMurray, Alberta**

MLS # A2236223



\$89,900

Division:	Downtown		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	749 sq.ft.	Age:	2001 (24 yrs old)
Beds:	1	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Combination	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 583
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	BOR1
Foundation:	-	Utilities:	-
Features:	Kitchen Island		

Inclusions: none

4th floor Unit! Investment Opportunity in the Heart of Downtown! Welcome to this affordable and well-maintained 1-bedroom, 1-bathroom condo offering 749 sq ft of functional living space—a perfect option for investors looking to expand their real estate portfolio or first-time buyers seeking central convenience and long-term value. Situated on the top floor of a secure and professionally managed building, this bright and open-concept unit features a combination of durable laminate flooring and cozy carpet throughout. The spacious kitchen is equipped with a practical eat-up breakfast bar, ample cabinetry, and generous countertop space—ideal for everyday living or attracting quality tenants. The large 13' x 11' bedroom includes direct access to a 4-piece ensuite bathroom, creating a private and comfortable retreat. Step out onto your exterior balcony for some fresh air or morning coffee. Additional highlights include a titled underground parking stall, in-suite storage, and low-maintenance finishes—all appealing to investors looking for a affordable unit with rental potential. Located in the heart of downtown Fort McMurray, this unit is close to public transportation, shopping, dining, and business amenities—making it a desirable spot for tenants or owners who value convenience. Don't miss out on this excellent investment opportunity. Schedule your private showing today!