# \$89,900 - 439, 200 Richard Street, Fort McMurray

MLS® #A2236223

#### \$89,900

1 Bedroom, 1.00 Bathroom, 749 sqft Residential on 0.00 Acres

Downtown, Fort McMurray, Alberta

4th floor Unit! Investment Opportunity in the Heart of Downtown!

#### Welcome to this affordable and

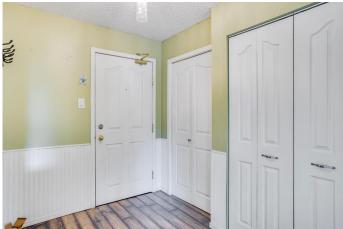
well-maintained 1-bedroom, 1-bathroom condo offering 749 sq ft of functional living spaceâ€"a perfect option for investors looking to expand their real estate portfolio or first-time buyers seeking central convenience and long-term value.

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 spaceâ€"ideal for everyday living or attracting quality tenants.

The large  $13\hat{a} \in \mathbb{T}^{M} \times 11\hat{a} \in \mathbb{T}^{M}7\hat{a} \in \mathbb{T}^$ 

Additional highlights include a titled underground parking stall, in-suite storage, and low-maintenance finishesâ€"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 amenitiesâ€"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!

Built in 2001

## **Essential Information**

MLS® #	A2236223
Price	\$89,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	749
Acres	0.00
Year Built	2001
Туре	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

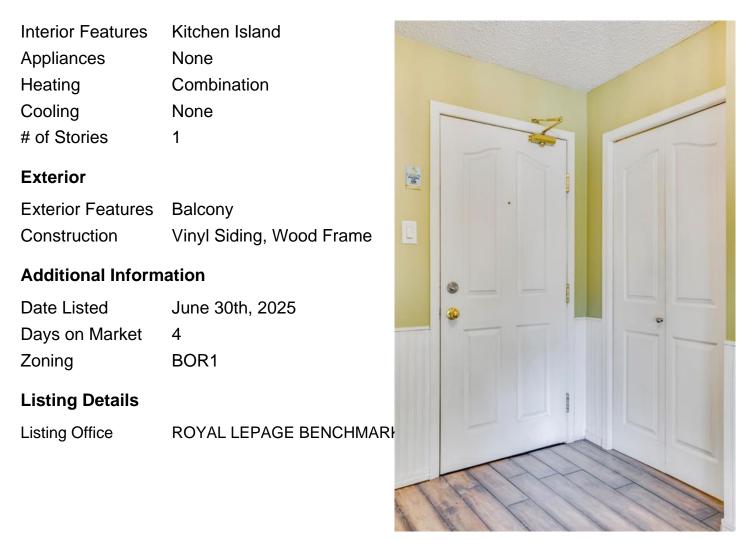
# **Community Information**

Address	439, 200 Richard Street
Subdivision	Downtown
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H5H6

## Amenities

Amenities	Other
Parking Spaces	1
Parking	Underground

## Interior



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