

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

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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 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 an 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              |
| Type           | 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**

|                   |                |
|-------------------|----------------|
| Interior Features | Kitchen Island |
| Appliances        | None           |
| Heating           | Combination    |
| Cooling           | None           |
| # of Stories      | 1              |

## Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Balcony                  |
| Construction      | Vinyl Siding, Wood Frame |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 30th, 2025 |
| Days on Market | 4               |
| Zoning         | BOR1            |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | ROYAL LEPAGE BENCHMARK |
|----------------|------------------------|



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