

**337, 200 Richard Street
Fort McMurray, Alberta**

MLS # A2224393



\$105,000

Division:	Downtown		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	820 sq.ft.	Age:	2001 (24 yrs old)
Beds:	1	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	See Remarks	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 583
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	BOR1
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, No Smoking Home, Open Floorplan, Storage		

Inclusions: NA

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 stall—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 feel—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 Park—Canada's largest community recreation and leisure centre—packed with endless activities, events, and entertainment for all ages, all year long. Contact for your private viewing today.