

**111, 100 Richard Street
Fort McMurray, Alberta****MLS # A2268725****\$109,900**

Division:	Downtown		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	851 sq.ft.	Age:	2003 (23 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Central, Natural Gas**Floors:** Carpet, Laminate**Roof:** -**Basement:** -**Exterior:** See Remarks**Foundation:** Poured Concrete**Features:** Elevator**Water:** -**Sewer:** -**Condo Fee:** \$ 636**LLD:** -**Zoning:** BOR1**Utilities:** -**Inclusions:** FRIDGE, STOVE, DISHWASHER, MICROWAVE, WASHER, DRYER, ALL WINDOW BLINDS

INVESTOR ALERT! SMOKIN' DEAL! This beautiful condo is awaiting new owners! Nestled in the heart of downtown is the PERFECT 2 bedroom 2 bath condo. If you are looking for affordable living then look no further. Amazing opportunity to buy at an Amazing Price! Call now to view. Comes with appliances and 1 underground heated parking stall. Within walking distance to shopping, bus route, MacDonald Island Park, Golfing and more! 24 hours notice required for all showings. Possession available for January 1, 2026.