

# \$144,000 - 134, 200 Richard Street, Fort McMurray

MLS® #A2254434

**\$144,000**

2 Bedroom, 2.00 Bathroom, 843 sqft

Residential on 0.00 Acres

Downtown, Fort McMurray, Alberta

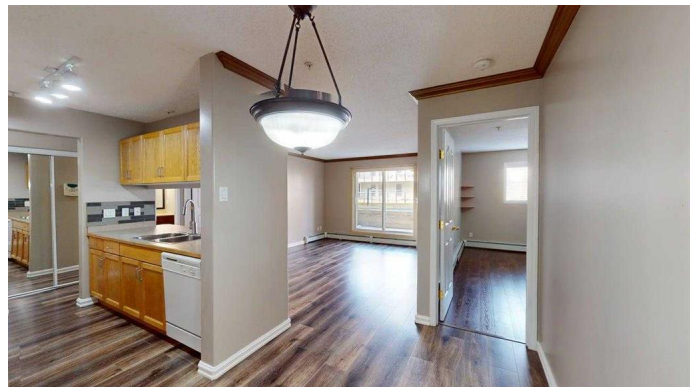
Life's easier when everything you need is just outside your door. At 134-200 Richard Street, you've got downtown Fort McMurray at your fingertips - MacDonald Island Park, Peter Pond Mall, restaurants and trails all within walking distance. Inside, this 2 bedroom, 2 bathroom condo feels instantly comfortable. The living room has a gas fireplace for cozy evenings, and the patio opens straight onto the greenspace, so kids (or pups) can run free while you keep an eye out from the porch. The primary suite is spacious with a walk-through closet into a 4-piece ensuite with a real JACUZZI tub. The galley kitchen and dining nook keep things practical, while the updates give the whole place a fresh feel: new flooring, tile backsplash, bathroom vanities, crown moulding, washer/dryer replaced last year, and a fridge that's basically brand new. Parking? You're covered. Literally. This condo comes with two titled stalls, one underground for winter, one above ground for easy grab-and-go. It's low-maintenance living, with the space, style, and location that make life just flow.

Built in 2001

## Essential Information

MLS® # A2254434

Price \$144,000



|                |                   |
|----------------|-------------------|
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 843               |
| Acres          | 0.00              |
| Year Built     | 2001              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 134, 200 Richard Street |
| Subdivision | Downtown                |
| City        | Fort McMurray           |
| County      | Wood Buffalo            |
| Province    | Alberta                 |
| Postal Code | T9H 5H6                 |

### Amenities

|                |                                          |
|----------------|------------------------------------------|
| Amenities      | Fitness Center, Visitor Parking, Parking |
| Parking Spaces | 2                                        |
| Parking        | Stall, Titled, Underground               |

### Interior

|                   |                                                     |
|-------------------|-----------------------------------------------------|
| Interior Features | See Remarks                                         |
| Appliances        | Microwave, Refrigerator, Washer/Dryer Stacked, Oven |
| Heating           | Radiant                                             |
| Cooling           | None                                                |
| Fireplace         | Yes                                                 |
| # of Fireplaces   | 1                                                   |
| Fireplaces        | Gas                                                 |
| # of Stories      | 6                                                   |

### Exterior

|                   |          |
|-------------------|----------|
| Exterior Features | Other    |
| Construction      | Concrete |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 4th, 2025 |
| Days on Market | 65                  |
| Zoning         | BOR1                |

### **Listing Details**

|                |                   |
|----------------|-------------------|
| Listing Office | People 1st Realty |
|----------------|-------------------|

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