

\$129,900 - 419, 100 Richard Street, Fort McMurray

MLS® #A2226565

\$129,900

2 Bedroom, 2.00 Bathroom, 858 sqft

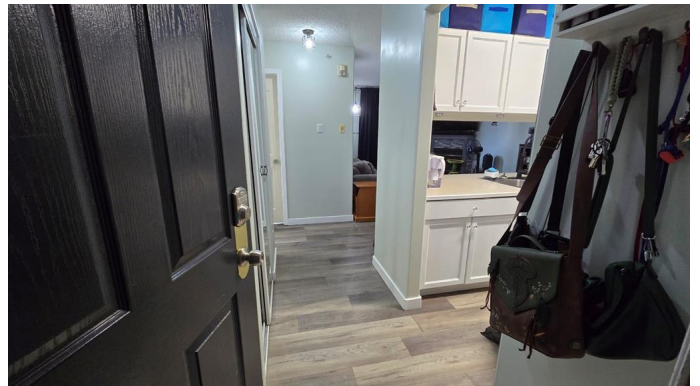
Residential on 0.00 Acres

Downtown, Fort McMurray, Alberta

Top-floor living downtown! Welcome to 419-100 Richard Street, a beautifully updated 2-bedroom, 2-bathroom condo offering comfort, convenience, and a fantastic location just steps from MacDonald Island, Snye Park, and Franklin Avenue, with quick access to Highway 63 and all major amenities. This bright and well-maintained unit features over 850 square feet of functional living space, complete with one underground parking stall, in-suite laundry, and access to a residents-only fitness room.

The kitchen is equipped with white cabinetry, upgraded faucets, LED lighting, and modern appliances. There's plenty of cupboard and counter space, along with a breakfast bar that opens into the spacious living room. A cozy corner fireplace, inspected in 2024, adds warmth and character to the space, while large patio doors lead to a private balcony overlooking Richard Street, complete with a gas line for your BBQ.

The primary bedroom offers a walk-through closet that leads into a full ensuite bathroom with a tub and shower combo. The second bedroom is located on the opposite side of the unit, next to the second full bathroom, making it ideal for children, guests or roommates. The laundry room provides additional storage space, adding to the functionality of the home. Since 2021, this condo has seen numerous upgrades including new windows & patio door (2024), luxury vinyl plank flooring, fresh paint, new lighting throughout, and a new washer



and dryer installed in 2022.

This well-managed building offers secure and affordable living, with condo fees that cover heat, water, sewer, trash removal, snow removal, common area and interior maintenance, building insurance, professional management, and reserve fund contributions. Whether you're a first-time buyer, investor, or downsizer, this home checks all the boxes. Schedule your private viewing today! ** The wall facing the living room from the kitchen will be re-painted **

Built in 2003

Essential Information

MLS® #	A2226565
Price	\$129,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	858
Acres	0.00
Year Built	2003
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	419, 100 Richard Street
Subdivision	Downtown
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 5H5

Amenities

Amenities	Elevator(s), Fitness Center, Parking, Visitor Parking
Parking Spaces	1

Parking	Underground
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Interior

Interior Features	No Smoking Home, Walk-In Closet(s)
Appliances	Dishwasher, Microwave Hood Fan, Range, Refrigerator, Washer/Dryer Stacked
Heating	Radiant
Cooling	Wall/Window Unit(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	4

Exterior

Exterior Features	Balcony
Construction	Vinyl Siding

Additional Information

Date Listed	May 31st, 2025
Days on Market	4
Zoning	BOR1

Listing Details

Listing Office	EXP REALTY
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