

403, 100 Richard Street  
Fort McMurray, Alberta

MLS # A2263213



# \$129,900

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

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 649
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	BOR1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Fridge, stove, dishwasher, washer, dryer, all existing furnishings.

Welcome to the Carrington Promenade. Located downtown this condo complex provides secure access, a common area workout room and is only a hop skip and jump from Macdonald Island Park. This top floor unit has river valley views from the balcony and features 2 bedrooms, 2 full bathroom, in-suite laundry and brand new LVP flooring throughout the main living area. Best of all this unit comes with 2 TITLED PARKING STALLS, one underground and one above ground. (#466, 311). Conveniently located downtown close to restaurants, amenities and offers quick access to the bridge and highway 63. Condo fees include heat, water, sewer, building insurance, reserve fund contributions, professional management and on site recreation rooms in the common area.