

132, 200 Richard Street  
Fort McMurray, Alberta

MLS # A2208549



# \$105,000

<b>Division:</b>	Downtown		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	824 sq.ft.	<b>Age:</b>	2001 (24 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 623
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	BOR1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** as is/where is at time of possession

Welcome to the Carrington Promenade. This spacious 2-bedroom, 2-bathroom ground floor unit offers the perfect blend of comfort and convenience. Located in the downtown area, you're steps away from trails, amenities and transit. Enjoy an open concept layout with direct access to a private patio. The primary bedroom includes a walkthrough closet and full ensuite. Another spacious bedroom is located off the living room with a separate 4pc bathroom. Additional features include in suite laundry and one titled above ground parking stall (#210). Whether you're a first time home buyer, downsizing, or investing, this condo checks a lot of boxes. Schedule your private showing today!