

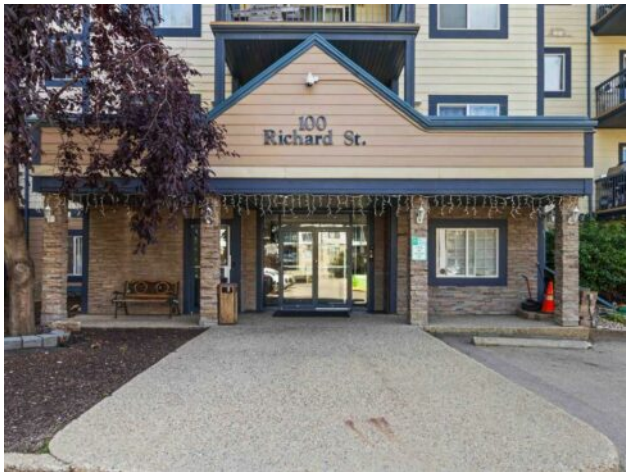


**GRASSROOTS**  
REALTY GROUP

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220, 100 Richard Street  
Fort McMurray, Alberta

MLS # A2244587



**\$110,000**

Division:	Downtown		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	719 sq.ft.	Age:	2001 (24 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Natural Gas, Radiant
Floors:	Laminate, Linoleum
Roof:	Asphalt Shingle
Basement:	-
Exterior:	Concrete
Foundation:	-
Features:	Crown Molding

Water:	-
Sewer:	-
Condo Fee:	\$ 557
LLD:	-
Zoning:	BOR1
Utilities:	-

**Inclusions:** fridge, stove, dishwasher, washer , dryer . window coverings

Unit 220 at 100 Richard, a bright and clean 1-bedroom apartment in the highly desirable Carrington Promenade. This unit is truly a gem, featuring laminate flooring, crown molding, and matching baseboards, all contributing to a light and bright atmosphere. This 2nd-floor home is designed for convenience, sharing only one wall with a neighboring unit and being located next to the stairs, making for less neighbors. It boasts a spacious bedroom with a large closet, plenty of additional storage, and a huge in-suite laundry room. Open Living room with access to covered deck. Ample dining area and fully equipped kitchen . The building itself offers fantastic amenities, including a fitness center, a party room, and secure underground parking. Its prime downtown location also means you'll be within walking distance of everything. This is a perfect chance to stop paying rent and own your own home. Given how quickly units in this building tend to go, I highly recommend acting fast if you're interested.