



**GRASSROOTS**  
REALTY GROUP

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422, 100 Richard Street  
Fort McMurray, Alberta

MLS # A2247808



**\$139,900**

Division:	Downtown		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	905 sq.ft.	Age:	2003 (22 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Linoleum, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 676
Basement:	-	LLD:	-
Exterior:	Vinyl Siding	Zoning:	BOR1
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s)		

**Inclusions:** Fridge, Stove, Dishwasher, Washer, Dryer, Microwave

Take this opportunity to get into a premium condo in the conveniently situated Carrington Promenade. A spacious 958 sq. ft. 2 bedroom 2 bathroom top floor corner unit sharing only one wall with another unit. It has had a recent, complete professional renovation by award winning North West Construction. Named Best in Construction in 2025's Best of YMM Awards! Known for their quality work and dedication to building Fort McMurray's future, NorthWest continues to raise the bar in local construction. This includes new plumbing and light fixtures, matching 4 piece GE Profile kitchen appliances, washer/dryer, and stand alone freezer. Vinyl Plank flooring and new paint throughout complete the updates. It also includes a secure, titled underground parking stall. Carrington Promenade has a healthy Reserve Fund of over \$1.9 million at 2024 year end