



**GRASSROOTS**  
REALTY GROUP

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**320, 100 Richard Street  
Fort McMurray, Alberta**

**MLS # A2269967**



**\$97,500**

<b>Division:</b>	Downtown		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	720 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Radiant	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	See Remarks	<b>Condo Fee:</b>	\$ 557
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks	<b>Zoning:</b>	BOR1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Fridge, stove, OTR microwave, dishwasher, washer and dryer

Located downtown, close to amenities, parks, scenic riverfront walking trails, and just a short walk to Macdonald Island Park, this property is a must-see. Needing to downsize, wanting to enjoy your hard-earned money for travel and fun stuff, condo living is the way to go! This unit features laminate floors throughout, one bedroom, a full bathroom, and is located on the third floor, with in-suite laundry. The kitchen is fully equipped with all appliances and features an open layout that flows seamlessly into the living room and dining space. Don't miss your opportunity!