



**220, 100 Richard Street  
Fort McMurray, Alberta**

**MLS # A2271232**



**\$85,000**

<b>Division:</b>	Downtown		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	719 sq.ft.	<b>Age:</b>	2001 (25 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parkade		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Natural Gas, Radiant	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 557
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	BOR1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Crown Molding		

**Inclusions:** fridge, stove, dishwasher, washer, dryer, window coverings furnishings can be negotiated

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.