



GRASSROOTS
REALTY GROUP

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203, 100 Richard Street
Fort McMurray, Alberta

MLS # A2115098



\$149,000

Division:	Downtown		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	871 sq.ft.	Age:	2003 (21 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Central	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 636
Basement:	-	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	BOR1
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Jetted Tub, No Animal Home, No Smoking Home, Quartz Counters, See Remarks		

Inclusions: Furniture negotiable

NOT YOUR AVERAGE CONDO! DOWNTOWN 2-BEDROOM, 2-BATHROOM CONDO! STAINLESS STEEL APPLIANCES! QUARTZ COUNTERTOPS, WALKING DISTANCE TO MACDONALD ISLAND & SNEY PARK!! OWNED UNDERGROUND PARKING STALL! Welcome to The Promenade, just off Franklin Ave, with quick access to highway 63 & close to all amenities! This 2-bedroom condo features a balcony, IN-SUITE LAUNDRY & an ON-SITE GYM for residents only! The kitchen features stainless steel Samsung appliances with a double-door fridge as well as plenty of cupboard and counter space. Storage room found in the laundry room. Spacious living room with corner fireplace. The primary bedroom features a WALK-THROUGH CLOSET to the ENSUITE bathroom with tub/shower combo and plenty of natural light! The second full bathroom is located conveniently next to the other bedroom and is located on the other side of the living room. This condo has everything you need for a VERY affordable price! Maintenance fees include water/sewer, heat, exterior maintenance, common area maintenance including the gym, parkade maintenance, professional management, and reserve fund contributions. The owner is a licensed realtor in the province of Alberta. Book your showing today!