



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

132, 200 Richard Street
Fort McMurray, Alberta

MLS # A2208549



\$105,000

Division:	Downtown		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	824 sq.ft.	Age:	2001 (24 yrs old)
Beds:	2	Baths:	2
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 623
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	BOR1
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: as is/where is at time of possession

Welcome to the Carrington Promenade. This spacious 2-bedroom, 2-bathroom ground floor unit offers the perfect blend of comfort and convenience. Located in the downtown area, you're steps away from trails, amenities and transit. Enjoy an open concept layout with direct access to a private patio. The primary bedroom includes a walkthrough closet and full ensuite. Another spacious bedroom is located off the living room with a separate 4pc bathroom. Additional features include in suite laundry and one titled above ground parking stall (#210). Whether you're a first time home buyer, downsizing, or investing, this condo checks a lot of boxes. Schedule your private showing today!