

**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.