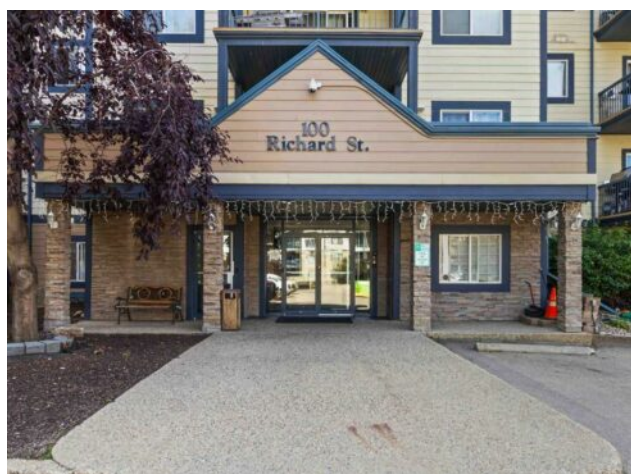


**220, 100 Richard Street
Fort McMurray, Alberta**

MLS # A2271232



\$85,000

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

Heating: Natural Gas, Radiant

Floors: Laminate, Linoleum

Roof: Asphalt Shingle

Basement: -

Exterior: Concrete

Foundation: -

Features: Crown Molding

Water: -

Sewer: -

Condo Fee: \$ 557

LLD: -

Zoning: BOR1

Utilities: -

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.