



THE
A-TEAM

**RE/MAX
FIRST**

100 RICHARD Street #203, Fort McMurray T9H 5H5

MLS® #: **A2115098**

Area: **Downtown**

Listing Date: **03/14/24**

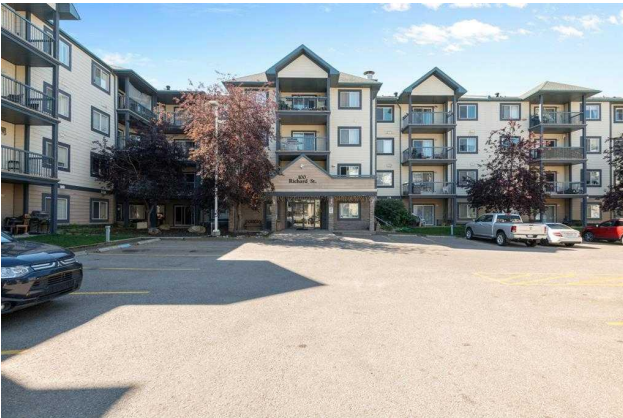
List Price: **\$149,000**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Apartment

City/Town:

Fort McMurray

Year Built:

2003

Lot Information

Finished Floor Area

Abv Sqft:

870

Low Sqft:

Ttl Sqft:

870

Lot Sz Ar:

Lot Shape:

DOM

63

Layout

Beds:

2 (2)

Baths:

2.0 (2 0)

Style:

Low-Rise(1-4)

Parking

Ttl Park:

1

Garage Sz:

Access:

Lot Feat:

Park Feat:

Underground

Utilities and Features

Roof:

Heating: **Central**

Sewer:

Ext Feat: **Balcony,BBQ gas line,Storage**

Construction:

Concrete,Vinyl Siding,Wood Frame

Flooring:

Laminate,Tile

Water Source:

Fnd/Bsmt:

Kitchen Appl:

Dishwasher,Dryer,Microwave,Range,Refrigerator,Washer

Int Feat:

Ceiling Fan(s),Jetted Tub,No Animal Home,No Smoking Home,Quartz Counters,See Remarks

Utilities:

Room Information

Room

Bedroom

Living Room

4pc Bathroom

Kitchen

Level

Main

Main

Main

Main

Dimensions

11`1" x 11`11"

12`9" x 15`0"

9`10" x 7`6"

8`2" x 7`7"

Room

Bedroom - Primary

4pc Ensuite bath

Dining Room

Level

Main

Main

Main

Dimensions

11`0" x 14`4"

7`4" x 4`9"

7`6" x 10`1"

Legal/Tax/Financial

Condo Fee:

\$636

Title:

Fee Simple

Zoning:

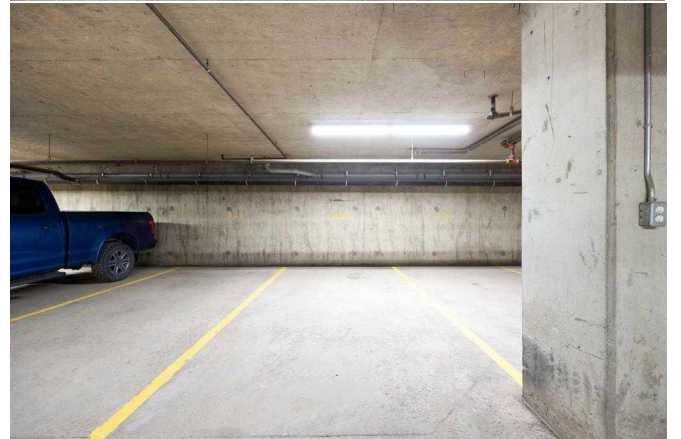
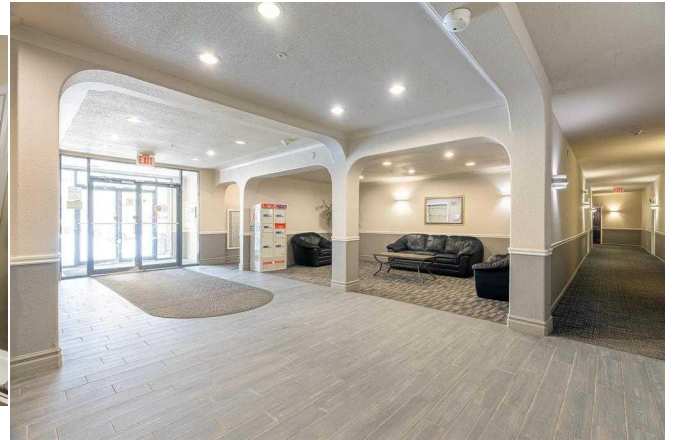
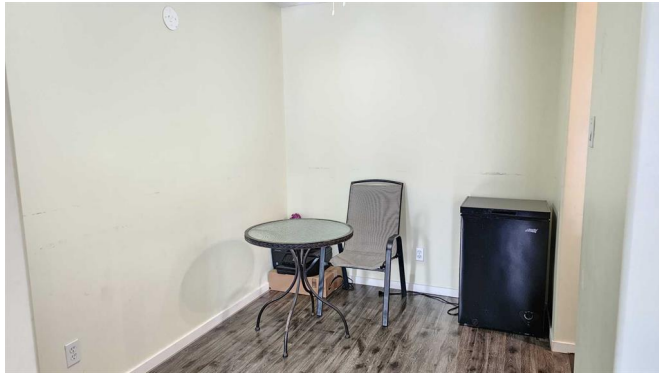
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Legal Desc:	0122336	Fee Freq: Monthly	Remarks
Pub Rmks:	NOT YOUR AVERAGE CONDO! DOWNTOWN 2-BEDROOM, 2-BATHROOM CONDO! STAINLESS STEEL APPLIANCES! QUARTZ COUNTERTOPS, WALKING DISTANCE TO MACDONALD ISLAND & SNEY PARK!! OWNED UNDERGROUND PARKING STALL! 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!		
Inclusions: Property Listed By:	Furniture negotiable EXP REALTY		

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (780) 804-4800







203-100 Richard St, Fort McMurray, AB

Main Floor
Total Exterior Area: 944.80 sq ft
Total Interior Area: 970.85 sq ft



0 3 6

PREPARED: Jan 2021

While regions are excluded from total floor area in GMLSE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

