



THE
A-TEAM

**RE/MAX
FIRST**

200 RICHARD Street #132, Fort McMurray T9H 5H6

MLS® #: **A2208549**

Area: **Downtown**

Listing Date: **04/04/25**

List Price: **\$105,000**

Status: **Pending**

County: **Wood Buffalo**

Change: **-\$5k, 23-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential
Apartment**
Sub Type: **Fort McMurray
2001**
City/Town:
Year Built:
Lot Information
Lot Sz Ar:
Lot Shape:

Finished Floor Area
Abv Sqft: **823**
Low Sqft:
Ttl Sqft: **823**

DOM

97
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment-Single
Level Unit**

Parking

Ttl Park: **1**
Garage Sz:

Access:
Lot Feat:
Park Feat: **Stall**

Utilities and Features

Roof:
Heating: **Baseboard**
Sewer:
Ext Feat: **Other**

Construction: **Wood Frame**
Flooring: **Carpet, Linoleum**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **See Remarks**
Int Feat: **See Remarks**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			Legal/Tax/Financial		

Condo Fee: **\$623**

Legal Desc: **0122336**

Title: **Fee Simple**
Fee Freq: **Monthly**

Zoning: **BOR1**

Remarks

Pub Rmks:

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!

Inclusions:

as is/where is at time of possession

Property Listed By:

ROYAL LEPAGE BENCHMARK

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





