



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

Sub Type:

Apartment

City/Town:

Fort McMurray

Year Built:

2001

Lot Information

Finished Floor Area

Abv Sqft:

823

Low Sqft:

Ttl Sqft:

823

Lot Sz Ar:

Lot Shape:

DOM

97

Layout

Beds:

2 (2)

Baths:

2.0 (2 0)

Style:

**Apartment-Single
Level Unit**

Access:

Lot Feat:

Park Feat:

Stall

Parking

Ttl Park:

1

Garage Sz:

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

Room

Level

Dimensions

Room

Level

Dimensions

Legal/Tax/Financial

Condo Fee:

\$623

Title:

Fee Simple

Fee Freq:

Monthly

Zoning:

BOR1

Legal Desc:

0122336

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





