

# \$129,900 - 403, 100 Richard Street, Fort McMurray

MLS® #A2263213

**\$129,900**

2 Bedroom, 2.00 Bathroom, 851 sqft

Residential on 0.00 Acres

Downtown, Fort McMurray, Alberta

Welcome to the Carrington Promenade. Located downtown this condo complex provides secure access, a common area workout room and is only a hop skip and jump from Macdonald Island Park. This top floor unit has river valley views from the balcony and features 2 bedrooms, 2 full bathroom, in-suite laundry and brand new LVP flooring throughout the main living area. Best of all this unit comes with 2 TITLED PARKING STALLS, one underground and one above ground. (#466, 311). Conveniently located downtown close to restaurants, amenities and offers quick access to the bridge and highway 63. Condo fees include heat, water, sewer, building insurance, reserve fund contributions, professional management and on site recreation rooms in the common area.

Built in 2003

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2263213    |
| Price          | \$129,900   |
| Bedrooms       | 2           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 851         |
| Acres          | 0.00        |
| Year Built     | 2003        |
| Type           | Residential |



|          |                   |
|----------|-------------------|
| Sub-Type | Apartment         |
| Style    | Single Level Unit |
| Status   | Active            |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 403, 100 Richard Street |
| Subdivision | Downtown                |
| City        | Fort McMurray           |
| County      | Wood Buffalo            |
| Province    | Alberta                 |
| Postal Code | T9H 5H5                 |

### Amenities

|                |                                                               |
|----------------|---------------------------------------------------------------|
| Amenities      | Fitness Center, Parking, Snow Removal, Trash, Visitor Parking |
| Parking Spaces | 2                                                             |
| Parking        | Off Street, Parkade                                           |

### Interior

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Interior Features | See Remarks                                                    |
| Appliances        | Dishwasher, Dryer, Refrigerator, See Remarks, Stove(s), Washer |
| Heating           | Baseboard                                                      |
| Cooling           | None                                                           |
| Fireplace         | Yes                                                            |
| # of Fireplaces   | 1                                                              |
| Fireplaces        | Electric                                                       |
| # of Stories      | 4                                                              |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Balcony                  |
| Construction      | Vinyl Siding, Wood Frame |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 23rd, 2025 |
| Days on Market | 12                 |
| Zoning         | BOR1               |

### Listing Details

|                |                |
|----------------|----------------|
| Listing Office | RE/MAX Connect |
|----------------|----------------|

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