

# \$139,900 - 422, 100 Richard Street, Fort McMurray

MLS® #A2247808

**\$139,900**

2 Bedroom, 2.00 Bathroom, 905 sqft

Residential on 0.00 Acres

Downtown, Fort McMurray, Alberta

Take this opportunity to get into a premium condo in the conveniently situated Carrington Promenade. A spacious 958 sq. ft. 2 bedroom 2 bathroom top floor corner unit sharing only one wall with another unit. It has had a recent, complete professional renovation by award winning North West Construction. Named Best in Construction in 2025â€™s Best of YMM Awards!

Known for their quality work and dedication to building Fort McMurrayâ€™s future, NorthWest continues to raise the bar in local construction. This includes new plumbing and light fixtures, matching 4 piece GE Profile kitchen appliances, washer/dryer, and stand alone freezer. Vinyl Plank flooring and new paint throughout complete the updates. It also includes a secure, titled underground parking stall.

Carrington Promenade has a healthy Reserve Fund of over \$1.9 million at 2024 year end

Built in 2003

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2247808  |
| Price          | \$139,900 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 905       |
| Acres          | 0.00      |



|            |                   |
|------------|-------------------|
| Year Built | 2003              |
| Type       | Residential       |
| Sub-Type   | Apartment         |
| Style      | Single Level Unit |
| Status     | Active            |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 422, 100 Richard Street |
| Subdivision | Downtown                |
| City        | Fort McMurray           |
| County      | Wood Buffalo            |
| Province    | Alberta                 |
| Postal Code | T9H 5H5                 |

### Amenities

|                |             |
|----------------|-------------|
| Amenities      | Parking     |
| Parking Spaces | 1           |
| Parking        | Underground |

### Interior

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Ceiling Fan(s)                                        |
| Appliances        | Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Baseboard                                                            |
| Cooling           | None                                                                 |
| # of Stories      | 5                                                                    |

### Exterior

|                   |                   |
|-------------------|-------------------|
| Exterior Features | Balcony, Lighting |
| Construction      | Vinyl Siding      |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 12th, 2025 |
| Days on Market | 1                 |
| Zoning         | BOR1              |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | KIC Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services

provided by real estate professionals who are members of CREA. Used under license.