

# \$129,000 - 338, 200 Richard Street, Fort McMurray

MLS® #A2241981

**\$129,000**

2 Bedroom, 2.00 Bathroom, 906 sqft

Residential on 0.00 Acres

Downtown, Fort McMurray, Alberta

Attention Investors ! This freshly painted 2 bedroom 2 bathroom unit is for sale with rental income in place ! The Carrington Promenade is sought after for the amenities like underground parking and on site gym. With walking distance to shopping and MacDonald Island this building is great for rentals . Apt 338 has newer appliances in the last yr and fresh paint. Lovely and clean. Cozy with a fireplace in the living room. Carpet free home. Laundry in unit with a large storage area. Views towards the river. 1 underground Parking stall also included.

Built in 2001

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2241981          |
| Price          | \$129,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 906               |
| Acres          | 0.00              |
| Year Built     | 2001              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information



|             |                         |
|-------------|-------------------------|
| Address     | 338, 200 Richard Street |
| Subdivision | Downtown                |
| City        | Fort McMurray           |
| County      | Wood Buffalo            |
| Province    | Alberta                 |
| Postal Code | T9H5H6                  |

## Amenities

|                |                |
|----------------|----------------|
| Amenities      | Fitness Center |
| Parking Spaces | 1              |
| Parking        | Parkade        |

## Interior

|                   |                              |
|-------------------|------------------------------|
| Interior Features | Built-in Features            |
| Appliances        | None                         |
| Heating           | Radiant                      |
| Cooling           | None                         |
| Fireplace         | Yes                          |
| # of Fireplaces   | 1                            |
| Fireplaces        | Blower Fan, Gas, Living Room |
| # of Stories      | 5                            |

## Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Balcony         |
| Roof              | Asphalt Shingle |
| Construction      | Concrete        |
| Foundation        | Poured Concrete |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 21st, 2025 |
| Days on Market | 60              |
| Zoning         | BOR1            |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | COLDWELL BANKER UNITED |
|----------------|------------------------|

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