

**8528 MANNING Avenue #318, Fort McMurray T9H 5G2**

MLS® #: **A2166387**      Area: **Downtown**      Listing Date: **09/18/24**      List Price: **\$119,900**  
 Status: **Active**      County: **Wood Buffalo**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential Apartment**  
 Sub Type: **Fort McMurray**  
 City/Town: **Fort McMurray**  
 Year Built: **2010**  
Lot Information  
 Lot Sz Ar:  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **546**  
 Low Sqft:  
 Ttl Sqft: **546**

DOM

**63**  
Layout  
 Beds: **1 (1 )**  
 Baths: **1.0 (1 0)**  
 Style: **High-Rise (5+)**

Parking

Ttl Park: **1**  
 Garage Sz: **1**

Access:  
 Lot Feat:  
 Park Feat: **Parkade**

Utilities and Features

Roof: **Flat Torch Membrane**      Construction: **Concrete**  
 Heating: **Hot Water,Wall Furnace**      Flooring: **Carpet,Ceramic Tile**  
 Sewer:  
 Ext Feat: **Balcony**      Water Source:  
 Fnd/Bsmt:  
 Kitchen Appl: **Dishwasher,Electric Stove,Refrigerator,Wall/Window Air Conditioner,Washer/Dryer**  
 Int Feat: **Laminate Counters**  
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	9`2" x 9`11"	Kitchen	Main	9`7" x 11`3"
Bedroom - Primary	Main	16`5" x 9`5"	4pc Bathroom	Main	4`11" x 8`0"
Laundry	Main	4`9" x 6`11"			

Legal/Tax/Financial

Condo Fee:      Title:      Zoning:

\$625

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

**PRA1**

Legal Desc: **1021360**

Remarks

Pub Rmks: **Tired of paying rent and looking for somewhere to hang your hat while you work in the city? This 3rd floor unit is the perfect fit. With a spacious kitchen and large bedroom with an area for your desk makes this the perfect fit. Just bring your suitcase as it's ready to go. Close to shopping, bus stops and restaurants. 1 underground heated parking and 2 elevators. Beautiful walking trails nearby.**

Inclusions: **n/a**  
Property Listed By: **3% REALTY FORT MCMURRAY**

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



