



THE
A-TEAM

**RE/MAX
FIRST**

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**

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

DOM

124
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **High-Rise (5+)**

Lot Information

Lot Sz Ar:
 Lot Shape:

Parking

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

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

Utilities and Features

Roof: **Flat Torch Membrane**
 Heating: **Hot Water,Wall Furnace**
 Sewer:
 Ext Feat: **Balcony**

Construction: **Concrete**
 Flooring: **Carpet,Ceramic Tile**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Refrigerator,Wall/Window Air Conditioner,Washer/Dryer**
 Int Feat: **Laminate Counters**
 Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|-------------------|-------|--------------|--------------|-------|--------------|
| 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



