



THE
A-TEAM

**RE/MAX
FIRST**

8528 MANNING Avenue #319, Fort McMurray T9H5G2

MLS® #: **A2166394** 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:

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

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

DOM

161
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Apartment-High-Rise (5+)**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof: **Flat Torch Membrane**
 Heating: **Wall Furnace**
 Sewer:
 Ext Feat: **Balcony**
 Construction: **Concrete**
 Flooring: **Carpet, Ceramic Tile, Laminat**
 Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher, Refrigerator, Stove(s), Wall/Window Air Conditioner, Washer/Dryer**
 Int Feat: **Elevator, Laminat Counters, Open Floorplan, Track Lighting, Vinyl Windows, Wet Bar**
 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	5`0" x 7`3"			

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$625

Fee Simple
Fee Freq:
Monthly

PRA1

Legal Desc: **1021360**

Remarks

Pub Rmks: **Welcome to River Ridge Executive Suites. This one bed, one bath spacious unit is fully equipped and move in ready. In suite laundry with a/c in living room and bedroom. Access to 4 piece bath from bedroom and front entrance. Kitchen has loads of counter and cupboard space. Enjoy the sunshine sitting on the balcony people watching from above. Close to shopping and bus stops with walking distance to Keyano.**

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





