



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**

Sub Type:

**Apartment**

City/Town:

**Fort McMurray**

Year Built:

**2010**

Finished Floor Area

Abv Sqft:

**546**

Low Sqft:

Ttl Sqft:

**546**

Lot Information

Lot Sz Ar:

Lot Shape:

DOM

**94**

Layout

Beds:

**1 (1 )**

Baths:

**1.0 (1 0)**

Style:

**High-Rise (5+)**

Parking

Ttl Park:

**1**

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Parkade**

Utilities and Features

Roof: **Flat Torch Membrane**

Heating: **Wall Furnace**

Sewer:

Ext Feat: **Balcony**

Construction:

**Concrete**

Flooring:

**Carpet,Ceramic Tile,Laminate**

Water Source:

Fnd/Bsmt:

Kitchen Appl:

**Dishwasher,Refrigerator,Stove(s),Wall/Window Air Conditioner,Washer/Dryer**

Int Feat:

**Elevator,Laminate Counters,Open Floorplan,Track Lighting,Vinyl Windows,Wet Bar**

Utilities:

Room Information

Room

**Living Room**

**Bedroom - Primary**

**Laundry**

Level

**Main**

**Main**

**Main**

Dimensions

**9`2" x 9`11"**

**16`5" x 9`5"**

**5`0" x 7`3"**

Room

**Kitchen**

**4pc Bathroom**

Level

**Main**

**Main**

Dimensions

**9`7" x 11`3"**

**4`11" x 8`0"**

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$625

Fee Simple

PRA1

Fee Freq:

Monthly

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







