



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

**34**  
Layout  
 Beds: **1 (1 )**  
 Baths: **1.0 (1 0)**  
 Style: **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>
<b>Living Room</b>	<b>Main</b>	<b>9`2" x 9`11"</b>	<b>Kitchen</b>	<b>Main</b>	<b>9`7" x 11`3"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>16`5" x 9`5"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>4`11" x 8`0"</b>
<b>Laundry</b>	<b>Main</b>	<b>5`0" x 7`3"</b>			

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**





