



THE
A-TEAM

**RE/MAX
FIRST**

8528 MANNING Avenue #315, Fort McMurray T9H 5G2

MLS® #: **A2182930**

Area: **Downtown**

Listing Date: **12/09/24**

List Price: **\$112,000**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$5k, 21-Apr**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Apartment

City/Town:

Fort McMurray

Year Built:

2010

Lot Information

Finished Floor Area

Abv Sqft:

509

Low Sqft:

Ttl Sqft:

509

Lot Sz Ar:

Lot Shape:

DOM

173

Layout

Beds:

1 (1)

Baths:

1.0 (1 0)

Style:

Apartment

Parking

Ttl Park:

1

Garage Sz:

1

Access:

Lot Feat:

Park Feat:

Parkade, Underground

Utilities and Features

Roof:

Heating: **Wall Furnace**

Sewer:

Ext Feat: **Balcony**

Construction:

Concrete

Flooring:

Carpet, Ceramic Tile, Laminate

Water Source:

Fnd/Bsmt:

Kitchen Appl:

Dishwasher, Refrigerator, Stove(s), Washer/Dryer Stacked

Int Feat:

See Remarks

Utilities:

Room Information

Room

Level

Dimensions

4pc Bathroom

Main

8`0" x 4`10"

Kitchen

Main

11`6" x 8`9"

Living Room

Main

10`1" x 10`2"

Room

Bedroom - Primary

Laundry

Level

Main

Main

Dimensions

9`7" x 16`6"

7`4" x 4`9"

Legal/Tax/Financial

Condo Fee:

\$625

Title:

Fee Simple

Fee Freq:

Zoning:

PRA1

| | | | |
|---------------------|---|---------|---------|
| Legal Desc: | 1021360 | Monthly | Remarks |
| Pub Rmks: | <p>This spacious and inviting 3rd-floor unit might just be your perfect match. Located in a highly sought-after area, this one-bedroom, one-bathroom suite is move-in ready—just bring your suitcase and settle in. The open-concept kitchen boasts plenty of counter and cupboard space, perfect for cooking and entertaining. The large bedroom not only offers comfort but also features a dedicated space for your desk, making it ideal for work-from-home convenience. Access the 4-piece bathroom directly from the bedroom or the main entrance, adding extra functionality and privacy. Relax in the air-conditioned living room or bedroom, or step out onto the balcony to soak in the sunshine and enjoy a bit of people-watching from above. This suite also features in-suite laundry for ultimate convenience. Additional amenities include: Heated underground parking to keep your car safe and warm year-round. Two elevators, ensuring easy access. Proximity to beautiful walking trails, perfect for outdoor enthusiasts. Close to shopping, restaurants, and bus stops, and within walking distance to Keyano College. Whether you're looking for a low-maintenance lifestyle or a convenient home base while working in the city, this property checks all the boxes. Schedule your viewing today and take the first step toward making this charming unit your new home!</p> | | |
| Inclusions: | NA | | |
| Property Listed By: | RE/MAX Connect | | |

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



