



THE
A-TEAM

**RE/MAX
FIRST**

8528 MANNING Avenue #412, Fort McMurray T9H 5G2

MLS® #: **A2187134** Area: **Downtown** Listing Date: **01/10/25** List Price: **\$109,900**
 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:

Finished Floor Area
 Abv Sqft: **498**
 Low Sqft:
 Ttl Sqft: **498**

DOM

10
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Assigned,Parkade**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Central,Natural Gas,Wall Furnace**
 Sewer:
 Ext Feat: **Balcony**

Construction: **See Remarks**
 Flooring: **Laminate**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **See Remarks**
 Int Feat: **Elevator,Open Floorplan**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	4`11" x 8`3"	Bedroom	Main	21`6" x 9`6"
Living/Dining Room Combination	Main	9`4" x 9`7"	Kitchen	Main	9`7" x 10`10"
Laundry	Main	4`11" x 7`1"			

Legal/Tax/Financial

Condo Fee: **\$599** Title: **Fee Simple** Zoning: **PRA1**

Legal Desc: 1021360

Fee Freq:
Monthly

Remarks

Pub Rmks: **WOW! TURNKEY LIVING! Beautiful and cozy FULLY FURNISHED & EQUIPPED 4th floor CORNER UNIT, this 1 BEDROOM & 1 BATH CONDO has its own private balcony and everything you want in a starter home! AMAZING Opportunity to own at an affordable price! JUST BRING YOUR CHEQUE BOOK AND MOVE RIGHT IN! BONUS: Unit has in-suite laundry and it's own parking stall. Condo fees are \$598.57 per month and included heat, water, sewer, insurance for the complex and common area maintenance.**

Inclusions: **FRIDGE, STOVE, DISHWASHER, WASHER/DRYER, ALL FURNITURE, ALL WINDOW COVERINGS, ASSIGNED PARKING STALL #246**
Property Listed By: **RE/MAX FORT MCMURRAY**

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



