



THE
A-TEAM

**RE/MAX
FIRST**

8528 MANNING Avenue #624, Fort McMurray T9H 5G2

MLS® #: **A2189333**

Area: **Downtown**

Listing Date: **02/14/25**

List Price: **\$127,000**

Status: **Active**

County: **Wood Buffalo**

Change: **+\$15k, 14-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Fort McMurray**
Year Built: **2010**

Finished Floor Area

Abv Sqft: **602**
Low Sqft:
Ttl Sqft: **602**

Lot Information

Lot Sz Ar:
Lot Shape:

DOM

84

Layout

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

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat:

Park Feat: **Parkade**

Utilities and Features

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

Construction: **See Remarks**
Flooring: **Carpet,Laminate**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Microwave Hood Fan,Refrigerator,Stove(s),Washer/Dryer Stacked**
Int Feat: **See Remarks**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Main	8`2" x 4`11"	Bedroom	Main	9`5" x 21`11"
Foyer	Main	11`6" x 5`2"	Kitchen	Main	11`5" x 10`0"
Laundry	Main	7`2" x 4`9"	Living Room	Main	11`5" x 13`10"

Legal/Tax/Financial

Condo Fee:
\$745

Title: **Fee Simple**
Fee Freq:

Zoning:
PRA1

Legal Desc:	1021360	Monthly	Remarks
Pub Rmks:	<p>Welcome to 8528 Manning Avenue, Unit 624, a bright and spacious 6th-floor condo offering the perfect blend of comfort, convenience, and affordability. Whether you're a first-time buyer, an investor, or looking for a low-maintenance home while working in the city, this unit is an excellent opportunity to step into the housing market. Inside, you'll find a well-designed layout that maximizes space and functionality. The open-concept kitchen features ample counter space and cabinetry, ideal for meal preparation and entertaining. The large bedroom includes a dedicated workspace, making it perfect for those who work from home. A 4-piece bathroom with dual access provides added convenience, whether entering from the bedroom or the main hallway. Step out onto your private balcony to enjoy fresh air and views of the city. This unit is also equipped with in-suite laundry and air conditioning in both the living room and bedroom, ensuring year-round comfort. Key Features: Heated Underground Parking - Secure, temperature-controlled parking to keep your vehicle protected in all seasons. Two Elevators - Hassle-free access to your 6th-floor unit. Prime Location - Steps from shopping, dining, and bus stops, with Keyano College within walking distance. Nearby Walking Trails - Enjoy scenic paths and green spaces right outside your door. Why continue renting when you can own this move-in-ready home? Whether you're looking for a comfortable living space or a smart investment, this unit checks all the boxes. Schedule your private viewing today!</p>		
Inclusions:	NA		
Property Listed By:	RE/MAX FORT MCMURRAY		

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





