



THE
A-TEAM

**RE/MAX
FIRST**

8528 MANNING Avenue #318, Fort McMurray T9H5G2

MLS® #: **A2202396**

Area: **Downtown**

Listing Date: **03/12/25**

List Price: **\$109,900**

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

Lot Information

Lot Sz Ar:

Lot Shape:

Finished Floor Area

Abv Sqft:

546

Low Sqft:

Ttl Sqft:

546

DOM

120

Layout

Beds:

1 (1)

Baths:

1.0 (1 0)

Style:

**Apartment-Single
Level Unit**

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

Level

Dimensions

Room

Legal/Tax/Financial

Level

Dimensions

Condo Fee:

\$625

Title:

Fee Simple

Fee Freq:

Monthly

Zoning:

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 and storage. Heating and air conditioning in living room and the bedroom. Access to 4 piece bath from bedroom and front entry, . Kitchen has lots of counter and cupboard space as well as a breakfast bar with stools. Apartment size appliances including a dishwasher. Enjoy the sunshine sitting on the balcony facing Mr. Mikes.. One of Fort McMurray's favorite breakfast place (Cora's) is in the same building along with the bowling alley and laser tag. Comes with one underground heated parking stall (227) Walking distance to grocery shopping, restaurants, Staples, Canadian Tire, bus stops and to Keyano. Beautiful walking trails along the river. Why pay rent when you can invest in a property you can call your own.

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





