



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
Apartment**
Sub Type: **Fort McMurray
2010**

City/Town:
Year Built:
Lot Information
Lot Sz Ar:
Lot Shape:

Finished Floor Area
Abv Sqft: **546**
Low Sqft:
Ttl Sqft: **546**

DOM

80
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

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			Legal/Tax/Financial		

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





