



THE A-TEAM

RE/MAX FIRST

8528 MANNING Avenue #319, Fort McMurray T9H5G2

MLS® #: A2202397 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
City/Town: Fort McMurray
Year Built: 2010

Lot Information

Lot Sz Ar:
Lot Shape:

Access:
Lot Feat:
Park Feat:

Parkade

Finished Floor Area

Abv Sqft: 546
Low Sqft:
Ttl Sqft: 546

DOM

81
Layout
Beds: 1 (1)
Baths: 1.0 (1 0)
Style: Apartment-Single Level Unit

Parking

Ttl Park: 1
Garage Sz:

Utilities and Features

Roof: Flat Torch Membrane
Heating: Wall Furnace
Sewer:
Ext Feat: Balcony
Construction: Concrete
Flooring: Carpet, Ceramic Tile
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

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Rows include Living Room, Bedroom - Primary, and Laundry.

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$625

Fee Simple

PRA1

Fee Freq:
Monthly

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 (228) 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





