



THE
A-TEAM

**RE/MAX
FIRST**

8528 MANNING #606, Fort McMurray T9H5G2

MLS® #: **A2226940**

Area: **Downtown**

Listing Date: **06/02/25**

List Price: **\$99,900**

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:

509

Low Sqft:

Ttl Sqft:

509

DOM

45

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:

Underground

Utilities and Features

Roof:

Heating:

Wall Furnace

Sewer:

Ext Feat:

Balcony,Lighting

Construction:

Concrete

Flooring:

Carpet,Ceramic Tile,Laminate

Water Source:

Fnd/Bsmt:

Kitchen Appl:

Dishwasher,Electric Stove,Refrigerator,Washer/Dryer Stacked

Int Feat:

Laminate Counters,No Smoking Home,Walk-In Closet(s)

Utilities:

Room Information

Room

4pc Bathroom

Laundry

Living Room

Level

Main

Main

Main

Dimensions

8`0" x 4`10"

7`4" x 4`9"

10`2" x 10`0"

Room

Bedroom - Primary

Kitchen

Level

Main

Main

Dimensions

16`5" x 9`6"

8`8" x 11`5"

Legal/Tax/Financial

Condo Fee:

\$625

Title:

Fee Simple

Fee Freq:

Zoning:

PRA1

Legal Desc:	1021360	Monthly	Remarks
Pub Rmks:	<p>This immaculately kept Pied A Terre is perfect for the first time home buyer, an investor or a business looking for company housing. Steps from Starbucks, Save On Foods, Canadian Tire, Shoppers Drug Mart, Walmart and two major banks. This one bedroom oozes convenience with panoramic views of the downtown and Clearwater River from the 6th floor. Theres a wonderful patio, AC, in-suite laundry, walk though closets with access to the main bath from the bedroom and large windows letting tons of light in. Biking trails, walking trails, Miskanaw Golf and gyms are all within view. Feel like bowling?? Theres a bowling ally on the main level. Don't feel like making Breakfast, Coras in on the main level. Dont feel like cooking dinner, Mr Mikes Steakhouse is in the parking lot. This condo could be the happiest place in the world.</p>		
Inclusions:	fridge, Stove , Washer , Dryer , dishwasher		
Property Listed By:	RE/MAX Connect		

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





