



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

Finished Floor Area

Abv Sqft:

**509**

Low Sqft:

Ttl Sqft:

**509**

Lot Sz Ar:

Lot Shape:

DOM

**24**

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

Level

Dimensions

Room

Level

Dimensions

Legal/Tax/Financial

Condo Fee:

**\$625**

Title:

**Fee Simple**

Fee Freq:

**Monthly**

Zoning:

**PRA1**

Legal Desc:

**1021360**

Remarks

Pub Rmks:

**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 trials, 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.**

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**





