# \$109,900 - 319, 8528 Manning Avenue, Fort McMurray

MLS® #A2202397

## \$109,900

1 Bedroom, 1.00 Bathroom, 546 sqft Residential on 0.00 Acres

Downtown, Fort McMurray, Alberta

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.

Built in 2010

#### **Essential Information**

MLS® # A2202397 Price \$109,900

Bedrooms 1

Bathrooms 1.00

Full Baths 1

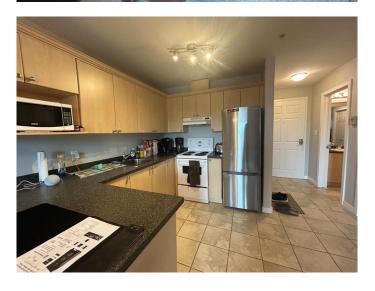
Square Footage 546

Acres 0.00

Year Built 2010







Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

## **Community Information**

Address 319, 8528 Manning Avenue

Subdivision Downtown

City Fort McMurray
County Wood Buffalo

Province Alberta
Postal Code T9H5G2

#### **Amenities**

Amenities Elevator(s)

Parking Spaces 1

Parking Parkade

#### Interior

Interior Features Elevator, Laminate Counters, Open Floorplan, Track Lighting, Vinyl

Windows, Wet Bar

Appliances Dishwasher, Refrigerator, Stove(s), Wall/Window Air Conditioner,

Washer/Dryer

Heating Wall Furnace Cooling Wall Unit(s)

# of Stories 7

#### **Exterior**

Exterior Features Balcony

Roof Flat Torch Membrane

Construction Concrete

## **Additional Information**

Date Listed March 12th, 2025

Days on Market 160
Zoning PRA1

### **Listing Details**

Listing Office 3% REALTY FORT MCMURRAY

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