

# \$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, Vinyl Windows, Wet Bar, Track Lighting |
| Appliances        | Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Wall/Window Air Conditioner       |
| 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 | 62               |
| Zoning         | PRA1             |

### Listing Details

|                |                         |
|----------------|-------------------------|
| Listing Office | 3% REALTY FORT MCMURRAY |
|----------------|-------------------------|

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