

# \$109,900 - 318, 8528 Manning Avenue, Fort McMurray

MLS® #A2202396

**\$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 (227) 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® #	A2202396
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	318, 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	159
Zoning	PRA1

### Listing Details

Listing Office	3% REALTY FORT MCMURRAY
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