

318, 8528 Manning Avenue  
Fort McMurray, Alberta

MLS # A2202396



## \$109,900

<b>Heating:</b>	Wall Furnace	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Flat Torch Membrane	<b>Condo Fee:</b>	\$ 625
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	PRA1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Elevator, Laminate Counters, Open Floorplan, Track Lighting, Vinyl Windows, Wet Bar		

**Inclusions:** n/a

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.