



GRASSROOTS
REALTY GROUP

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620, 8528 Manning Avenue
Fort McMurray, Alberta

MLS # A2314225



\$90,000

Division:	Downtown		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	507 sq.ft.	Age:	2010 (16 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Heated Garage, Off Street, Parkade, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Combination, Heat Pump
Floors:	Carpet, Ceramic Tile
Roof:	Membrane
Basement:	-
Exterior:	Concrete, Mixed
Foundation:	-
Features:	Storage

Water:	-
Sewer:	-
Condo Fee:	\$ 625
LLD:	-
Zoning:	PRA1
Utilities:	-

Inclusions: Fridge, stove, dishwasher, microwave, washer, dryer.

River Ridge Executive Suites is a well-managed, secure building in the heart of downtown Fort McMurray, and unit 620 is a practical entry point into ownership in this market. Fresh paint and new carpet throughout, in-suite stacked laundry, and an assigned underground parking stall (442) make this a move-in-ready one-bedroom with nothing left to do. The condo fee of \$625.18 per month covers high speed internet, power, heat, air conditioning, water, sewer, garbage, and parking. For a first-time buyer or an investor looking for a low-maintenance addition to their portfolio, or a commuter that is ready to stop living in someone's basement – this is the perfect landing pad. One bedroom, one four-piece bath, laundry and plenty of storage space – you won't believe it's just 507 sq ft. Secure building, central location, immediate possession available.