

# \$117,000 - 315, 8528 Manning Avenue, Fort McMurray

MLS® #A2182930

**\$117,000**

1 Bedroom, 1.00 Bathroom, 509 sqft  
Residential on 0.00 Acres

Downtown, Fort McMurray, Alberta

This spacious and inviting 3rd-floor unit might just be your perfect match. Located in a highly sought-after area, this one-bedroom, one-bathroom suite is move-in ready—just bring your suitcase and settle in.

The open-concept kitchen boasts plenty of counter and cupboard space, perfect for cooking and entertaining. The large bedroom not only offers comfort but also features a dedicated space for your desk, making it ideal for work-from-home convenience. Access the 4-piece bathroom directly from the bedroom or the main entrance, adding extra functionality and privacy.

Relax in the air-conditioned living room or bedroom, or step out onto the balcony to soak in the sunshine and enjoy a bit of people-watching from above. This suite also features in-suite laundry for ultimate convenience.

Additional amenities include:

Heated underground parking to keep your car safe and warm year-round.

Two elevators, ensuring easy access.

Proximity to beautiful walking trails, perfect for outdoor enthusiasts.

Close to shopping, restaurants, and bus stops, and within walking distance to Keyano College.

Whether you're looking for a



low-maintenance lifestyle or a convenient home base while working in the city, this property checks all the boxes. Schedule your viewing today and take the first step toward making this charming unit your new home!

Built in 2010

### **Essential Information**

MLS® #	A2182930
Price	\$117,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	509
Acres	0.00
Year Built	2010
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Active

### **Community Information**

Address	315, 8528 Manning Avenue
Subdivision	Downtown
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 5G2

### **Amenities**

Amenities	Elevator(s)
Parking Spaces	1
Parking	Parkade, Underground
# of Garages	1

### **Interior**

Interior Features	See Remarks
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer Stacked

Heating	Wall Furnace
Cooling	Wall Unit(s)
# of Stories	7

### **Exterior**

Exterior Features	Balcony
Construction	Concrete

### **Additional Information**

Date Listed	December 9th, 2024
Days on Market	120
Zoning	PRA1

### **Listing Details**

Listing Office	RE/MAX Connect
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