

# \$112,000 - 316, 8528 Manning Avenue, Fort McMurray

MLS® #A2182934

**\$112,000**

1 Bedroom, 1.00 Bathroom, 510 sqft

Residential on 0.00 Acres

Downtown, Fort McMurray, Alberta

Are you tired of paying rent and dreaming of owning your own space? Or maybe youâ€™re ready to step into the housing market for the first time? This bright and spacious 3rd-floor unit is the perfect starting point! With everything you need already in place, itâ€™s move-in ready and waiting for you to call it home.

Inside, youâ€™ll find a well-designed layout that makes the most of every inch of space. The open-concept kitchen offers plenty of counter and cupboard spaceâ€”perfect for cooking up your favourite meals. The large bedroom comes with a cozy area for your desk, making it ideal for working from home or pursuing your hobbies. Plus, the 4-piece bathroom has dual access, offering convenience whether youâ€™re in the bedroom or coming in through the front entrance.

Step outside to your private balcony, where you can enjoy the sunshine and take in the view of the neighborhood. With in-suite laundry, air conditioning in the living room and bedroom, and all the modern comforts, this unit has been designed with your lifestyle in mind.

Hereâ€™s what else youâ€™ll love:

â€¢ Heated underground parking to keep your



car warm and secure during winter.

• Two elevators for easy access to your suite.

• Close proximity to shops, restaurants, bus stops, and within walking distance to Keyano College.

• Beautiful walking trails nearby for those who enjoy the outdoors.

Why keep renting when you can own a place of your own? This unit offers an amazing opportunity to enter the housing market in style and comfort. Whether you're a first-time buyer or someone looking for a smart investment, this is the chance you've been waiting for.

Schedule your viewing today and take the first step toward making this your new home!

Built in 2010

### Essential Information

MLS® #	A2182934
Price	\$112,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	510
Acres	0.00
Year Built	2010
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Active

### Community Information

Address	316, 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

### 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	140
Zoning	PRA1

### Listing Details

Listing Office	RE/MAX Connect
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