



GRASSROOTS
REALTY GROUP

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**606, 8528 Manning
Fort McMurray, Alberta**

MLS # A2226940



\$99,900

Division:	Downtown		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	510 sq.ft.	Age:	2010 (15 yrs old)
Beds:	1	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Wall Furnace	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 625
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	PRA1
Foundation:	-	Utilities:	-
Features:	Laminate Counters, No Smoking Home, Walk-In Closet(s)		

Inclusions: fridge, Stove , Washer , Dryer , dishwasher

This immaculately kept Pied A Terre is perfect for the first time home buyer, an investor or a business looking for company housing. Steps from Starbucks, Save On Foods, Canadian Tire, Shoppers Drug Mart, Walmart and two major banks. This one bedroom oozes convenience with panoramic views of the downtown and Clearwater River from the 6th floor. Theres a wonderful patio, AC, in-suite laundry, walk though closets with access to the main bath from the bedroom and large windows letting tons of light in. Biking trails, walking trails, Miskanaw Golf and gyms are all within view. Feel like bowling?? Theres a bowling ally on the main level. Don't feel like making Breakfast, Coras in on the main level. Dont feel like cooking dinner, Mr Mikes Steakhouse is in the parking lot. This condo could be the happiest place in the world.