



**515, 8528 Manning Avenue  
Fort McMurray, Alberta**

**MLS # A2292599**

**\$113,100**



<b>Division:</b>	Downtown		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	509 sq.ft.	<b>Age:</b>	2010 (16 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	ENERGY STAR Qualified Equipment	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 625
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Metal Frame	<b>Zoning:</b>	PRA1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Light Fixtures and Window Covering, Furniture / Consumables Included As Is

Welcome to 8528 Manning Avenue &mdash; an excellent opportunity to own in the heart of downtown Fort McMurray. This centrally located building offers unbeatable convenience with shopping, restaurants, entertainment, and everyday amenities just steps from your door. Perfect for investors, professionals, or anyone looking for low-maintenance living, this unit offers a functional layout designed for comfort and efficiency. Large windows provide plenty of natural light while the elevated position offers impressive views of the downtown skyline and nearby river valley. Residents enjoy the convenience of in-suite laundry, air conditioning, and secure building access, making this an ideal lock-and-leave property or addition to an investment portfolio. The building's prime downtown location places you within walking distance to major retailers, fitness facilities, walking and biking trails, and quick access to Highway 63 for an easy commute. If you're looking for affordability, convenience, and strong rental potential in a central location, 8528 Manning Avenue is a smart choice.