



**GRASSROOTS**  
REALTY GROUP

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**315, 8528 Manning Avenue  
Fort McMurray, Alberta**

**MLS # A2182930**



**\$112,000**

<b>Division:</b>	Downtown		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	509 sq.ft.	<b>Age:</b>	2010 (15 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Wall Furnace	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 625
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	PRA1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** NA

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!