



**GRASSROOTS**  
REALTY GROUP

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**316, 8528 Manning Avenue  
Fort McMurray, Alberta**

**MLS # A2182934**



**\$112,000**

<b>Division:</b>	Downtown		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	510 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

Are you tired of paying rent and dreaming of owning your own space? Or maybe you'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, it's move-in ready and waiting for you to call it home. Inside, you'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 space—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 you'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. Here's what else you'll love: • 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!

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