



GRASSROOTS
REALTY GROUP

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515, 8528 Manning Avenue
Fort McMurray, Alberta

MLS # A2292599

\$99,900



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

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

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

Whether you're a first-time buyer, savvy investor, or professional seeking a low-maintenance lifestyle, this property offers outstanding value with one of the best price-to-location opportunities in the city. Located in the heart of downtown, you'll enjoy unmatched convenience with shopping, restaurants, entertainment, fitness facilities, and everyday essentials just steps from your front door. Plus, with quick access to Highway 63 and nearby walking and biking trails, commuting and enjoying the outdoors couldn't be easier. Inside, the thoughtfully designed floor plan maximizes every square foot, while large windows fill the space with natural light and showcase beautiful views of the downtown skyline and river valley. In-suite laundry, air conditioning, and secure building access add comfort, convenience, and peace of mind. From an investment perspective, this property delivers exceptional bang for the buck. Its central location, desirable amenities, and strong rental appeal make it an attractive opportunity for building long-term equity and generating consistent income. Few properties at this price point offer such a compelling combination of affordability, lifestyle, and future potential. If you're searching for a home that stretches your investment further without compromising on location or convenience, 8528 Manning Avenue is an opportunity you won't want to miss.