



GRASSROOTS
REALTY GROUP

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625, 8528 Manning Avenue
Fort McMurray, Alberta

MLS # A2331899



\$99,900

Division:	Downtown		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	600 sq.ft.	Age:	2010 (16 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard
Floors:	Carpet, Tile
Roof:	-
Basement:	-
Exterior:	Concrete, Mixed
Foundation:	-
Features:	Breakfast Bar, Laminate Counters

Water:	-
Sewer:	-
Condo Fee:	\$ 625
LLD:	-
Zoning:	PRA1
Utilities:	-

Inclusions: Furniture

Who says you need to spend a fortune to own a home in a great location? Welcome to affordable downtown living, where everything you need is just a short walk away. For under \$100k, this 1-bedroom, 1-bathroom apartment gives you the convenience of city living without the downtown price tag. Step inside and you'll find a welcoming foyer, a functional kitchen with a breakfast bar and plenty of cabinet space, plus a dedicated laundry room and additional in-suite storage. The spacious bedroom features a walk-through closet, and the private balcony offers the perfect place to enjoy your morning coffee while taking in the city. One underground parking stall is included, giving you the added convenience of secure, year-round parking. The location is hard to beat. Walk to the grocery store, restaurants, takeout, entertainment, public transit, Shoppers Drug Mart, a walk-in clinic, schools, and the hospital. If you enjoy getting outside, you're also just minutes from the beautiful riverside walking and biking trails. Whether you're looking for your first home, a low-maintenance place to call your own, a convenient home base while working in Fort McMurray, or an investment property with excellent rental appeal, this apartment checks all the boxes. Affordable. Convenient. Easy to own. Sometimes the best opportunities aren't the biggest homes - they're the ones that make life simpler. This could be exactly what you've been looking for.