

# \$127,000 - 624, 8528 Manning Avenue, Fort McMurray

MLS® #A2189333

**\$127,000**

1 Bedroom, 1.00 Bathroom, 603 sqft

Residential on 0.00 Acres

Downtown, Fort McMurray, Alberta

Welcome to 8528 Manning Avenue, Unit 624, a bright and spacious 6th-floor condo offering the perfect blend of comfort, convenience, and affordability. Whether youâ€™re a first-time buyer, an investor, or looking for a low-maintenance home while working in the city, this unit is an excellent opportunity to step into the housing market.

Inside, youâ€™ll find a well-designed layout that maximizes space and functionality. The open-concept kitchen features ample counter space and cabinetry, ideal for meal preparation and entertaining. The large bedroom includes a dedicated workspace, making it perfect for those who work from home. A 4-piece bathroom with dual access provides added convenience, whether entering from the bedroom or the main hallway.

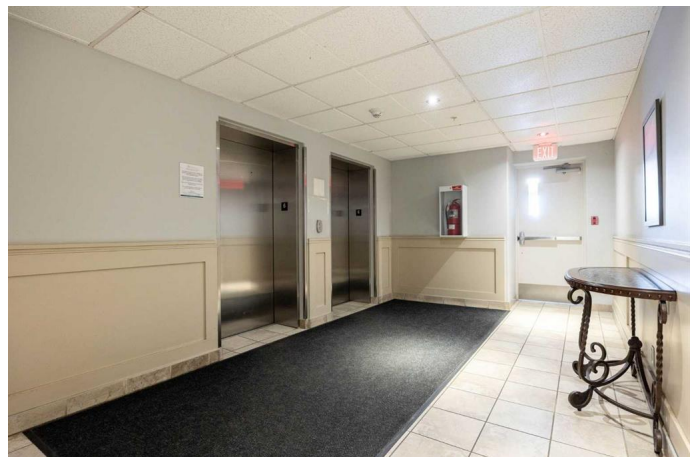
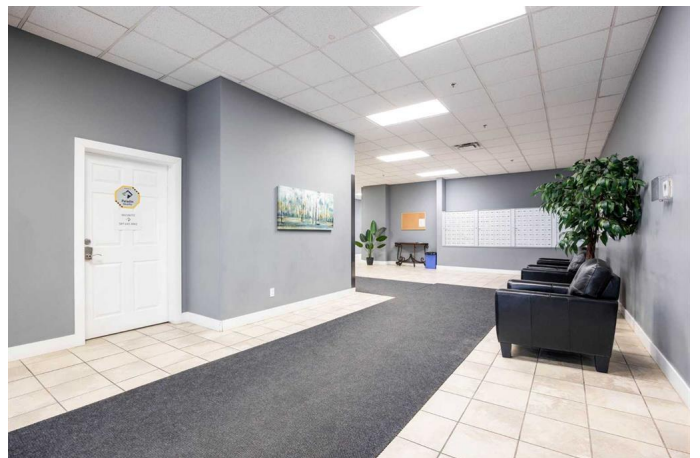
Step out onto your private balcony to enjoy fresh air and views of the city. This unit is also equipped with in-suite laundry and air conditioning in both the living room and bedroom, ensuring year-round comfort.

## Key Features:

Heated Underground Parking â€“ Secure, temperature-controlled parking to keep your vehicle protected in all seasons.

Two Elevators â€“ Hassle-free access to your 6th-floor unit.

Prime Location â€“ Steps from shopping,



dining, and bus stops, with Keyano College within walking distance.

Nearby Walking Trails – Enjoy scenic paths and green spaces right outside your door.

Why continue renting when you can own this move-in-ready home? Whether you're looking for a comfortable living space or a smart investment, this unit checks all the boxes. Schedule your private viewing today!

Built in 2010

### Essential Information

MLS® #	A2189333
Price	\$127,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	603
Acres	0.00
Year Built	2010
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Active

### Community Information

Address	624, 8528 Manning Avenue
Subdivision	Downtown
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 5G2

### Amenities

Amenities	Elevator(s), Visitor Parking
Parking Spaces	2
Parking	Parkade

## Interior

Interior Features	See Remarks
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer Stacked
Heating	Natural Gas, Wall Furnace
Cooling	Wall Unit(s)
# of Stories	7

## Exterior

Exterior Features	Balcony
Roof	Asphalt Shingle
Construction	See Remarks

## Additional Information

Date Listed	February 14th, 2025
Days on Market	78
Zoning	PRA1

## Listing Details

Listing Office	RE/MAX FORT MCMURRAY
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