

\$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 you'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, you'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.

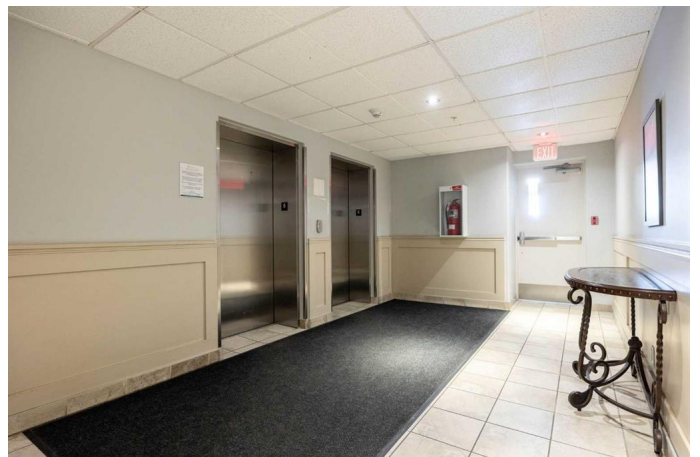
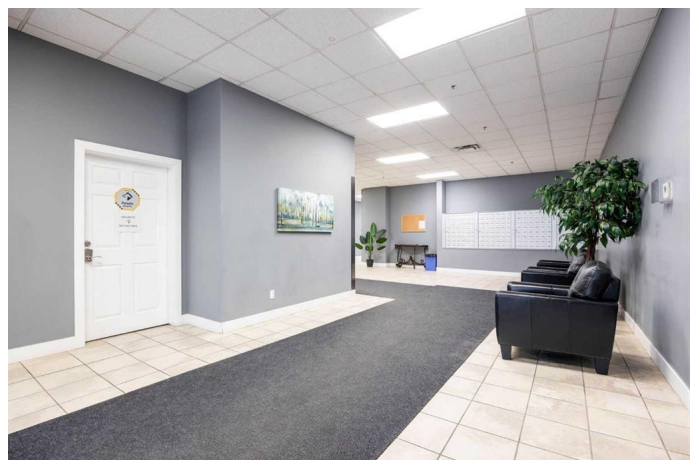
Step out onto your private balcony to enjoy fresh air and views of the city. This unit is also equipped with in-suite laundry and air conditioning in both the living room and bedroom, ensuring year-round comfort.

Key Features:

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

Two Elevators – Hassle-free access to your 6th-floor unit.

Prime Location – 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 | 62 |
| Zoning | PRA1 |

Listing Details

| | |
|----------------|----------------------|
| Listing Office | RE/MAX FORT MCMURRAY |
|----------------|----------------------|

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