

# \$99,900 - 606, 8528 Manning, Fort McMurray

MLS® #A2226940

**\$99,900**

1 Bedroom, 1.00 Bathroom, 510 sqft

Residential on 0.00 Acres

Downtown, Fort McMurray, Alberta

This immaculately kept Pied A Terre is perfect for the first time home buyer, an investor or a business looking for company housing. Steps from Starbucks, Save On Foods, Canadian Tire, Shoppers Drug Mart, Walmart and two major banks. This one bedroom oozes convenience with panoramic views of the downtown and Clearwater River from the 6th floor. Theres a wonderful patio, AC, in-suite laundry, walk though closets with access to the main bath from the bedroom and large windows letting tons of light in. Biking trails, walking trails, Miskanaw Golf and gyms are all within view. Feel like bowling?? Theres a bowling ally on the main level. Don't feel like making Breakfast, Coras in on the main level. Dont feel like cooking dinner, Mr Mikes Steakhouse is in the parking lot. This condo could be the happiest place in the world.

Built in 2010

## Essential Information

MLS® #	A2226940
Price	\$99,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	510
Acres	0.00
Year Built	2010



Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	606, 8528 Manning
Subdivision	Downtown
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H5G2

### Amenities

Amenities	Elevator(s), Parking
Parking Spaces	1
Parking	Underground

### Interior

Interior Features	Laminate Counters, No Smoking Home, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer Stacked
Heating	Wall Furnace
Cooling	Central Air, Wall Unit(s)
# of Stories	7

### Exterior

Exterior Features	Balcony, Lighting
Construction	Concrete

### Additional Information

Date Listed	June 2nd, 2025
Days on Market	85
Zoning	PRA1

### Listing Details

Listing Office	RE/MAX Connect
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