

318, 8528 Manning Avenue  
Fort McMurray, Alberta

MLS # A2166387



## \$119,900

<b>Division:</b>	Downtown		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	High-Rise (5+)		
<b>Size:</b>	546 sq.ft.	<b>Age:</b>	2010 (14 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parkade		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Hot Water, Wall Furnace	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Flat Torch Membrane	<b>Condo Fee:</b>	\$ 625
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	PRA1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters		

**Inclusions:** n/a

Tired of paying rent and looking for somewhere to hang your hat while you work in the city? This 3rd floor unit is the perfect fit. With a spacious kitchen and large bedroom with an area for your desk makes this the perfect fit. Just bring your suitcase as it's ready to go. Close to shopping, bus stops and restaurants. 1 underground heated parking and 2 elevators. Beautiful walking trails nearby.