

\$128,888 - 314, 9604 Manning Avenue, Fort McMurray

MLS® #A2215636

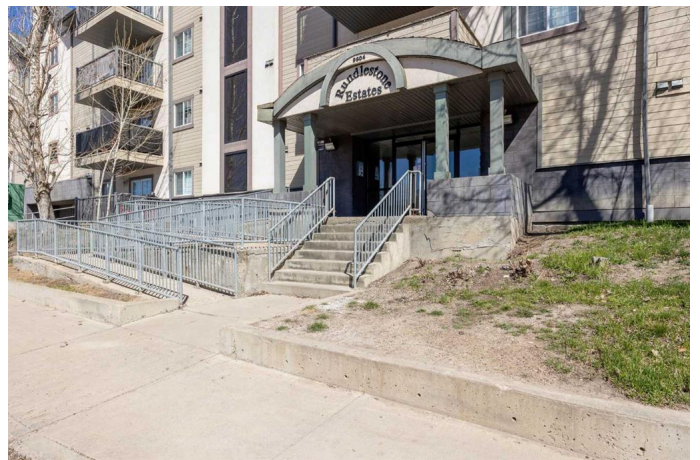
\$128,888

2 Bedroom, 2.00 Bathroom, 853 sqft

Residential on 0.00 Acres

Downtown, Fort McMurray, Alberta

Don't miss this beautifully UPDATED 2 bedroom , 2 bathroom condo Located on the 3rd floor in the heart of the downtown area . This Condo offers COMFORT, CONVENIENCE & IMMEDIATE POSSESSION. This Freshly PAINTED unit features NEW CARPET in the Living room & Bedrooms. This MOVE-IN-READY unit boasts a MODERN & WELCOMING FEELING. The kitchen includes New LINO & 4 appliances, Fridge (new dec '24), Stove, Dishwasher , OTR Microwave (new 2025), Loads of cupboard & counter space the Sunny Dinette area complete with NEW LINO & open to the SPACIOUS LIVING ROOM Featuring a Electric FIRE PLACE & PATIO DOORS to the DECK & NEW CARPET . The PRIMARY Bedroom is SPACIOUS and features DOUBLE CLOSETS & 4 PCS. ENSUITE & NEW CARPET, the 2nd Bedroom BOASTS NEW CARPET and is perfect for Guests or home office. Enjoy the brand-new carpet & fresh paint giving this unit a CLEAN MODERN FEEL, The unit also includes a 2nd FULL 4 PCS BATHROOM & a SEPARATE LAUNDRY ROOM with storage space. The building also has onsite GYM & the unit has 1 HEATED UNDER GROUND PARKING STALL. Don't miss your opportunity to own a WELL-MAINTAINED , MOVE-IN-READY CONDO IN A PRIME LOCATION, CLOSE TO ALL AMENITIES. IMMEDIATE POSSESSION AVAILABLE. CALL TODAY FOR YOUR PERSONAL SHOWING. This is a well



managed condo building, all appliances included.

Built in 2007

Essential Information

| | |
|----------------|-------------------|
| MLS® # | A2215636 |
| Price | \$128,888 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 853 |
| Acres | 0.00 |
| Year Built | 2007 |
| Type | Residential |
| Sub-Type | Apartment |
| Style | Single Level Unit |
| Status | Active |

Community Information

| | |
|-------------|--------------------------|
| Address | 314, 9604 Manning Avenue |
| Subdivision | Downtown |
| City | Fort McMurray |
| County | Wood Buffalo |
| Province | Alberta |
| Postal Code | T9H3M7 |

Amenities

| | |
|----------------|--|
| Amenities | Elevator(s), Fitness Center, Parking, Laundry |
| Parking Spaces | 1 |
| Parking | Assigned, Garage Door Opener, Heated Garage, Secured, See Remarks, Underground |
| # of Garages | 1 |

Interior

| | |
|-------------------|---|
| Interior Features | No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Vinyl Windows, Elevator |
| Appliances | Dishwasher, Microwave Hood Fan, Refrigerator, See Remarks, Stove(s), Washer |

| | |
|-----------------|-------------------------------|
| Heating | Baseboard |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Electric, Living Room, Mantle |
| # of Stories | 4 |

Exterior

| | |
|-------------------|---------------------|
| Exterior Features | Balcony, Courtyard |
| Construction | See Remarks, Stucco |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 28th, 2025 |
| Days on Market | 2 |
| Zoning | SCL1 |

Listing Details

| | |
|----------------|------------------------|
| Listing Office | COLDWELL BANKER UNITED |
|----------------|------------------------|

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