

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

MLS® #A2215636

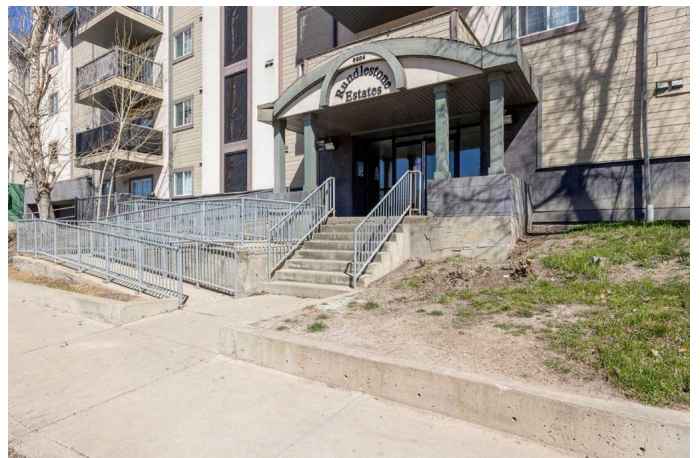
**\$128,888**

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 NEW CARPET & a Electric FIRE PLACE & PATIO DOORS to the DECK . The PRIMARY Bedroom is SPACIOUS and features NEW CARPET, DOUBLE CLOSETS & 4 PCS. ENSUITE , 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 (New TOILET 2025) & a SEPARATE IN- SUITE 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 & BUSSING . 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, Laundry, Parking                                  |
| Parking Spaces | 1  |
| Parking        | Assigned, Garage Door Opener, Heated Garage, Secured, See Remarks, Underground |
| # of Garages   | 1  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Elevator, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Vinyl Windows |
| 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 | 5                |
| Zoning         | SCL1             |

## Listing Details

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

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