

# \$118,750 - 214, 9604 Manning Avenue, Fort McMurray

MLS® #A2257630

**\$118,750**

2 Bedroom, 1.00 Bathroom, 838 sqft  
Residential on 0.00 Acres

Downtown, Fort McMurray, Alberta

Stunning Renovated 2-Bedroom Condo in  
Prime Downtown Location – Rundlestone  
Building

Welcome to Unit at 9604 Manning  
Avenue—an exceptional opportunity to own a  
beautifully updated 2-bedroom, 2-bathroom  
condo in one of Fort McMurray’s most  
sought-after buildings.

This spacious suite has been freshly  
renovated with modern finishes, including  
brand-new flooring, contemporary paint, and  
stainless steel appliances. The open-concept  
layout features a cozy gas fireplace, in-suite  
laundry, and generous living space perfect for  
professionals, couples, or small families.

Enjoy the convenience of a heated  
underground parking stall and access to a fully  
equipped fitness facility—all within the  
building. Located steps from government  
offices, shopping centres, grocery stores, and  
top dining options, this property offers  
unbeatable walkability and lifestyle perks.

Highlights Include:

- 2 spacious bedrooms & 2 full bathrooms
- Freshly renovated interior with modern upgrades
- Stainless steel appliances & in-suite laundry
- Heated underground parking stall
- Fitness facility on-site
- Condo fees include heat, water, and sewer

Whether you're a first-time buyer, investor, or  
looking to downsize, this move-in-ready condo



delivers exceptional value in a prime location. Donâ€™t miss your chance to own in the prestigious Rundlestone buildingâ€™ schedule your private viewing today!

Built in 2007

Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2257630          |
| Price          | \$118,750         |
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 838               |
| Acres          | 0.00              |
| Year Built     | 2007              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 214, 9604 Manning Avenue |
| Subdivision | Downtown                 |
| City        | Fort McMurray            |
| County      | Wood Buffalo             |
| Province    | Alberta                  |
| Postal Code | T9H 3M7                  |

Amenities

|                |                                |
|----------------|--------------------------------|
| Amenities      | Elevator(s), Fitness Center, P |
| Parking Spaces | 1                              |
| Parking        | Heated Garage, Underground     |
| # of Garages   | 1                              |

Interior

|                   |                                                                         |
|-------------------|-------------------------------------------------------------------------|
| Interior Features | Laminate Counters                                                       |
| Appliances        | Built-In Refrigerator, Dishwasher, Electric Stove, Washer/Dryer Stacked |
| Heating           | Baseboard                                                               |



|                 |          |
|-----------------|----------|
| Cooling         | None     |
| Fireplace       | Yes      |
| # of Fireplaces | 1        |
| Fireplaces      | Electric |
| # of Stories    | 4        |

## Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Balcony                  |
| Construction      | Vinyl Siding, Wood Frame |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 15th, 2025 |
| Days on Market | 1                    |
| Zoning         | SCL1                 |
| HOA Fees       | 663                  |
| HOA Fees Freq. | MON                  |

## Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | MEYERS MANAGEMENT CONSULTING GROUP |
|----------------|------------------------------------|

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