

# **\$119,900 - 314, 9604 Manning Avenue, Fort McMurray**

MLS® #A2215636

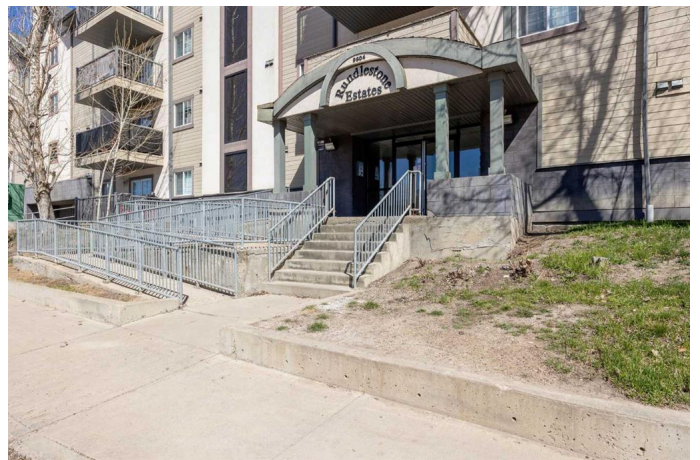
**\$119,900**

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	\$119,900
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	17
Zoning	SCL1

## Listing Details

Listing Office	COLDWELL BANKER UNITED
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