

# \$119,900 - 401, 9604 Manning Avenue, Fort McMurray

MLS® #A2242323

**\$119,900**

2 Bedroom, 2.00 Bathroom, 843 sqft

Residential on 0.00 Acres

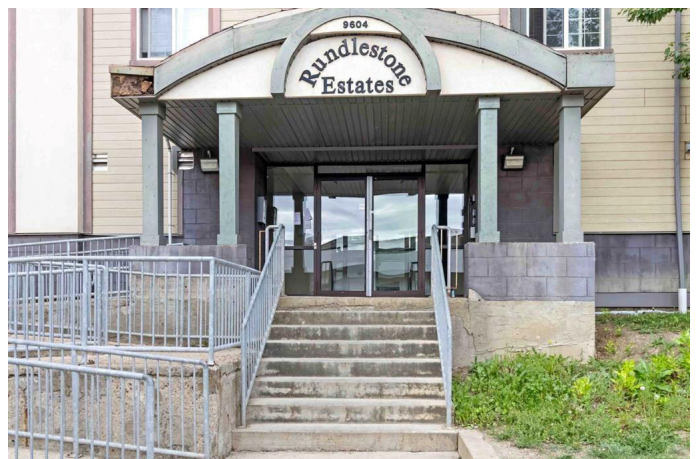
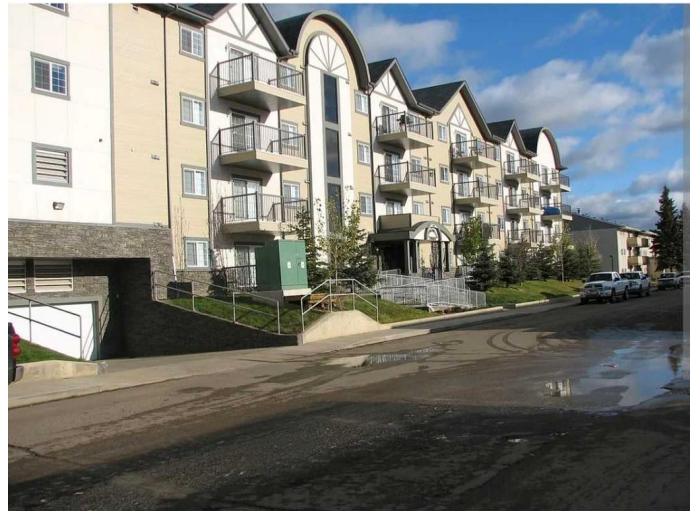
Downtown, Fort McMurray, Alberta

Location cant be beat here. Welcome to Rundlestone Estates. 401 is on the top floor river facing apartment in the this well maintained building and walking distance to everything downtown ! With 2 bedrooms and 2 full bathrooms this apt offers a good size fully equipped kitchen. In suite washer and dryer along with storage. Fireplace for when its cold in the living room with access to your covered deck. Building has a gym and condo fees include your heat. Come see how easy condo living can be. No Mowing, No shoveling, elevator to your underground parking. Life made easier- you deserve it All this for a pmt less than rent ? YES! Call today to take a look and make this one YOURS !

Built in 2007

## Essential Information

MLS® #	A2242323
Price	\$119,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	843
Acres	0.00
Year Built	2007
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit



Status	Active
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## Community Information

Address	401, 9604 Manning Avenue
Subdivision	Downtown
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H3M7

## Amenities

Amenities	None
Parking Spaces	1
Parking	Parkade

## Interior

Interior Features	Laminate Counters
Appliances	Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Radiant
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Electric
# of Stories	4

## Exterior

Exterior Features	Balcony
Construction	Concrete

## Additional Information

Date Listed	July 22nd, 2025
Days on Market	48
Zoning	SCL1

## Listing Details

Listing Office	COLDWELL BANKER UNITED
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