

\$125,000 - 401, 9604 Manning Avenue, Fort McMurray

MLS® #A2242323

\$125,000

2 Bedroom, 2.00 Bathroom, 843 sqft

Residential on 0.00 Acres

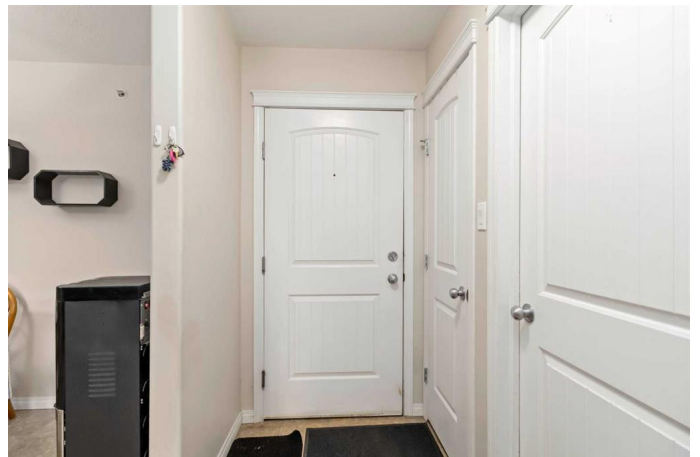
Downtown, Fort McMurray, Alberta

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. Gas fireplace for when its cold in the living room with access to your covered deck. 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	\$125,000
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



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	Electric, Living Room
# of Stories	4

Exterior

Exterior Features	Balcony
Construction	Concrete

Additional Information

Date Listed	July 22nd, 2025
Days on Market	10
Zoning	SCL1

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.