

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

MLS® #A2242323

**\$125,000**

2 Bedroom, 2.00 Bathroom, 843 sqft

Residential on 0.00 Acres

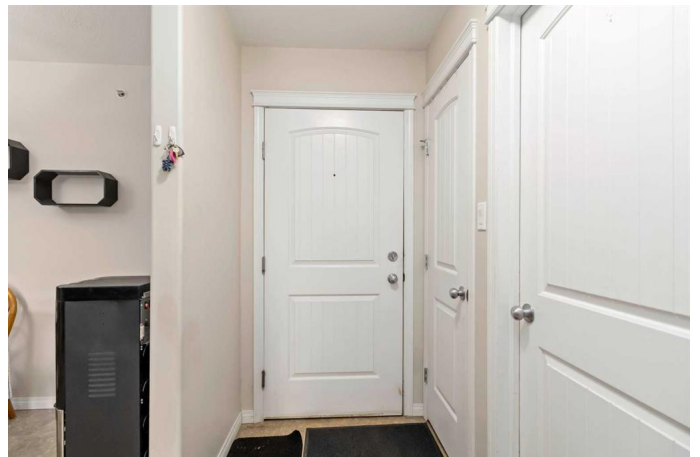
Downtown, Fort McMurray, Alberta

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.