

# \$94,900 - 102, 9604 Manning Avenue, Fort McMurray

MLS® #A2213977

**\$94,900**

2 Bedroom, 2.00 Bathroom, 764 sqft

Residential on 0.00 Acres

Downtown, Fort McMurray, Alberta

Affordable move-in ready condo! 2 bedroom 2 bathroom unit located central downtown next to all the amenities. This condo offers a classic and efficient floorplan with tons of space and has been freshly painted throughout. Plenty of dining and living space along with an efficient kitchen setup. Bedrooms are both comfortably large with the master complete with an en-suite bathroom. Includes 1 underground parking stall and a private patio.

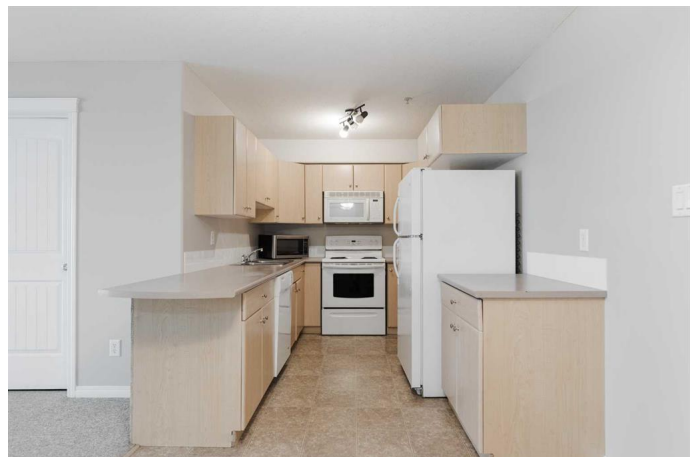
Built in 2007

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2213977          |
| Price          | \$94,900          |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 764               |
| Acres          | 0.00              |
| Year Built     | 2007              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 102, 9604 Manning Avenue |
| Subdivision | Downtown                 |



|             |               |
|-------------|---------------|
| City        | Fort McMurray |
| County      | Wood Buffalo  |
| Province    | Alberta       |
| Postal Code | T9H 3M7       |

### Amenities

|                |                              |
|----------------|------------------------------|
| Amenities      | Elevator(s), Visitor Parking |
| Parking Spaces | 1                            |
| Parking        | Parkade, Assigned            |

### Interior

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                    |
| Appliances        | Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Baseboard                                                                      |
| Cooling           | None                                                                           |
| Fireplace         | Yes                                                                            |
| # of Fireplaces   | 1                                                                              |
| Fireplaces        | Electric                                                                       |
| # of Stories      | 4                                                                              |

### Exterior

|                   |                      |
|-------------------|----------------------|
| Exterior Features | None                 |
| Construction      | Concrete, Wood Frame |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 23rd, 2025 |
| Days on Market | 1                |
| Zoning         | SCL1             |

### Listing Details

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

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