

214, 9604 Manning Avenue  
Fort McMurray, Alberta

MLS # A2257630

# \$118,750



Division:	Downtown		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	838 sq.ft.	Age:	2007 (18 yrs old)
Beds:	2	Baths:	1
Garage:	Heated Garage, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 663
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	SCL1
Foundation:	-	Utilities:	-
Features:	Laminate Counters		

Inclusions: garage remote

Stunning Renovated 2-Bedroom Condo in Prime Downtown Location &ndash; Rundlestone Building Welcome to Unit at 9604 Manning Avenue&mdash;an exceptional opportunity to own a beautifully updated 2-bedroom, 2-bathroom condo in one of Fort McMurray&rsquo;s most sought-after buildings. This spacious suite has been freshly renovated with modern finishes, including brand-new flooring, contemporary paint, and stainless steel appliances. The open-concept layout features a cozy gas fireplace, in-suite laundry, and generous living space perfect for professionals, couples, or small families. Enjoy the convenience of a heated underground parking stall and access to a fully equipped fitness facility&mdash;all within the building. Located steps from government offices, shopping centres, grocery stores, and top dining options, this property offers unbeatable walkability and lifestyle perks. Highlights Include: &bull; 2 spacious bedrooms & 2 full bathrooms &bull; Freshly renovated interior with modern upgrades &bull; Stainless steel appliances & in-suite laundry &bull; Heated underground parking stall &bull; Fitness facility on-site &bull; Condo fees include heat, water, and sewer Whether you're a first-time buyer, investor, or looking to downsize, this move-in-ready condo delivers exceptional value in a prime location. Don&rsquo;t miss your chance to own in the prestigious Rundlestone building&mdash;schedule your private viewing today!