

312, 9604 Manning Avenue  
Fort McMurray, Alberta

MLS # A2284632

**\$129,900**



Division:	Downtown		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	795 sq.ft.	Age:	2007 (19 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard
Floors:	Laminate, Linoleum
Roof:	-
Basement:	-
Exterior:	Vinyl Siding
Foundation:	-
Features:	Laminate Counters, No Animal Home, Open Floorplan, See Remarks

Water: -

Sewer: -

Condo Fee: \$ 669

LLD: -

Zoning: SCL1

Utilities: -

**Inclusions:** Can Include: Dining table with 6 chairs, sectional (5 pieces), black bookcase, yellow blankets, computer desk, livingroom rug, glass coffee table in livingroom

Welcome to this beautifully maintained 2 bedroom, 2 bathroom condo in Rundlestone Estates, a well managed and impeccably clean building centrally located downtown, just steps from shopping, restaurants, schools, walking trails, and more. This open concept unit is located on the same floor as the building's gym, offering both convenience and accessibility. Inside, you'll find fresh neutral paint, no carpet, and brand new stainless steel appliances (2025), along with a new kitchen faucet and thoughtful touches throughout. The kitchen offers ample cabinetry, new appliances, and a convenient coffee station, while the dining area comfortably fits a six seat table (which can stay if desired). The spacious living room features a cozy corner fireplace and access to a private balcony. The primary bedroom includes two closets and a full ensuite, while the second bedroom is privately situated on the opposite side of the unit, adjacent to the second full bathroom perfect for guests or a home office. This unit also comes with one underground parking stall (#312) located just steps from the elevator, plus access to 40+ visitor parking stalls on both the north and south sides of the building. Condo fees include heat and water, and the unit can be sold partly furnished. This is a rare opportunity to own a move in ready condo that truly has it all. Book your showing today, this one won't last.