

# \$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.

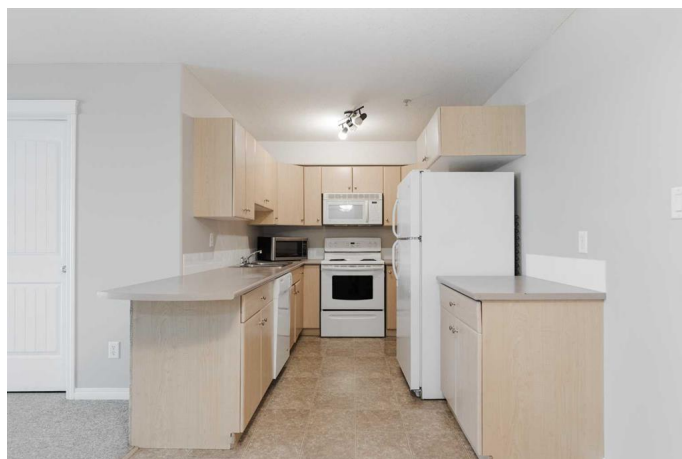
Built in 2007

## 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	Assigned, Parkade

### 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	7
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.