

\$125,000 - 412, 9604 Manning Avenue, Fort McMurray

MLS® #A2266516

\$125,000

2 Bedroom, 2.00 Bathroom, 877 sqft

Residential on 0.00 Acres

Downtown, Fort McMurray, Alberta

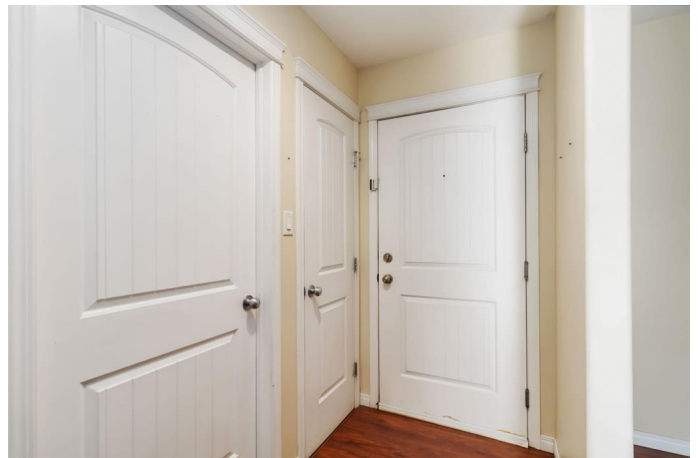
Welcome to 9604 Manning Avenue unit 412: a TOP-FLOOR CONDO just STEPS FROM THE ELEVATOR! This BRIGHT AND COZY 2-BEDROOM, 2-BATHROOM HOME is filled with NATURAL LIGHT that perfectly complements the WARM FLOORING throughout. The LIVING ROOM FEATURES A BEAUTIFUL GAS FIREPLACE, creating the perfect spot to unwind after a long day. The KITCHEN OFFERS PLENTY OF CABINETRY, while the DINING AREA easily fits a full-size table for family dinners or hosting friends.

Step outside to your PRIVATE BALCONY, PERFECT FOR SIPPING COFFEE, READING BOOKS, OR ENJOYING THE VIEW after a busy day.

The PRIMARY BEDROOM INCLUDES AN ENSUITE AND DOUBLE CLOSETS, offering both comfort and functionality. The SECOND BEDROOM IS SPACIOUS, and the IN-SUITE LAUNDRY ROOM provides extra storage and convenience.

Enjoy the COMFORT OF A HEATED UNDERGROUND PARKING STALL and the CONVENIENCE OF A FULLY EQUIPPED FITNESS FACILITY right in the building. CONDO FEES INCLUDE HEAT, WATER, AND SEWER, making it effortless to manage monthly costs.

Perfectly situated IN THE HEART OF DOWNTOWN, youâ€™re only steps away from GOVERNMENT OFFICES, SHOPPING CENTRES, GROCERY STORES, AND TOP



RESTAURANTS. Whether you're a
FIRST-TIME HOMEBUYER, SAVVY
INVESTOR, OR LOOKING TO DOWNSIZE,
this TURNKEY CONDO combines GREAT
VALUE, COMFORT, AND LOCATION all in
one package. Call now!

Built in 2007

Essential Information

MLS® #	A2266516
Price	\$125,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	877
Acres	0.00
Year Built	2007
Type	Residential
Sub-Type	Apartment
Style	Multi Level Unit
Status	Active

Community Information

Address	412, 9604 Manning Avenue
Subdivision	Downtown
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 3M7

Amenities

Amenities	Elevator(s), Fitness Center
Parking Spaces	1
Parking	Heated Garage, Underground

Interior

Interior Features	Ceiling Fan(s)
Appliances	Built-In Refrigerator, Dishwasher, Microwave, Washer/Dryer

Heating	Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
# of Stories	4

Exterior

Exterior Features	Balcony
Construction	Vinyl Siding

Additional Information

Date Listed	October 23rd, 2025
Days on Market	6
Zoning	SCL1

Listing Details

Listing Office	ROYAL LEPAGE BENCHMARK
----------------	------------------------

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.