

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

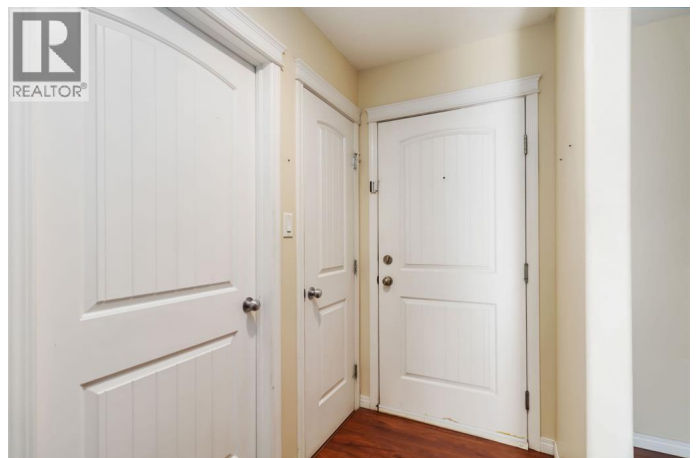
MLS® #A2266516

\$125,000

2 Bedroom, 2.00 Bathroom, 877 sqft
Single Family

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 youâ€™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! (id:6289)

Built in 2007

Essential Information

Listing #	A2266516
Price	\$125,000
Bedrooms	2
Bathrooms	2.00
Square Footage	877
Year Built	2007
Type	Single Family
Sub-Type	Condominium/Strata
Style	Multi-level

Community Information

Address	412, 9604 Manning Avenue
Subdivision	Downtown
City	Fort McMurray
Province	Alberta
Postal Code	T9H3M7

Amenities

Amenities	Schools, Shopping, Exercise Centre
Parking Spaces	1
Parking	Garage, Heated Garage, Underground
# of Garages	1

Interior

Appliances	Refrigerator, Dishwasher, Microwave, Washer & Dryer
Heating	Baseboard heaters
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	4

Exterior

Exterior

Vinyl siding

Listing Details

Listing Office

ROYAL LEPAGE BENCHMARK



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