

# \$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

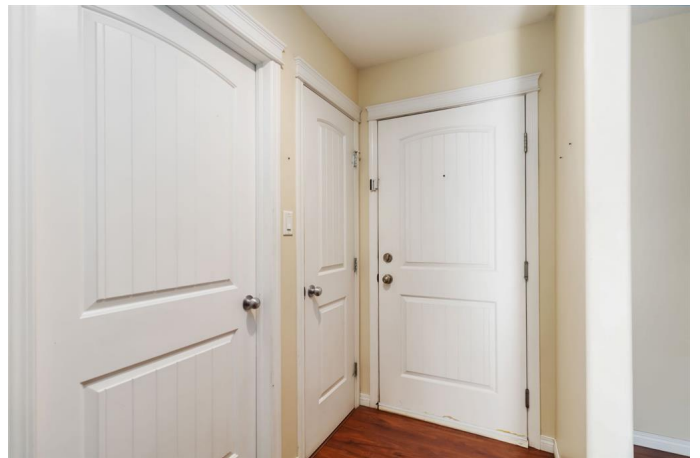
Welcome to 9604 Manning Avenue unit 412: a TOP-FLOOR CONDO just STEPS FROM THE ELEVATOR! This BRIGHT AND COZY 2-BEDROOM, 2-BATHROOM HOME is filled with NATURAL LIGHT that perfectly complements the WARM FLOORING throughout. The LIVING ROOM FEATURES A BEAUTIFUL GAS FIREPLACE, creating the perfect spot 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        | Dishwasher, Microwave, Washer/Dryer, Built-In Refrigerator |

|                 |                  |
|-----------------|------------------|
| 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 | 28                 |
| Zoning         | SCL1               |

## Listing Details

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

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