

**312, 9604 Manning Avenue  
Fort McMurray, Alberta**

**MLS # A2284632**



**\$129,900**

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

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 669
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	SCL1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, No Animal Home, Open Floorplan, See Remarks		

**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.