

\$118,750 - 214, 9604 Manning Avenue, Fort McMurray

MLS® #A2257630

\$118,750

2 Bedroom, 1.00 Bathroom, 838 sqft

Residential on 0.00 Acres

Downtown, Fort McMurray, Alberta

Stunning Renovated 2-Bedroom Condo in Prime Downtown Location – Rundlestone Building

Welcome to Unit at 9604 Manning Avenue—an exceptional opportunity to own a beautifully updated 2-bedroom, 2-bathroom condo in one of Fort McMurray’s most sought-after buildings.

This spacious suite has been freshly renovated with modern finishes, including brand-new flooring, contemporary paint, and stainless steel appliances. The open-concept layout features a cozy gas fireplace, in-suite laundry, and generous living space perfect for professionals, couples, or small families.

Enjoy the convenience of a heated underground parking stall and access to a fully equipped fitness facility—all within the building. Located steps from government offices, shopping centres, grocery stores, and top dining options, this property offers unbeatable walkability and lifestyle perks.

Highlights Include:

- 2 spacious bedrooms & 2 full bathrooms
- Freshly renovated interior with modern upgrades
- Stainless steel appliances & in-suite laundry
- Heated underground parking stall
- Fitness facility on-site
- Condo fees include heat, water, and sewer

Whether you're a first-time buyer, investor, or looking to downsize, this move-in-ready condo



delivers exceptional value in a prime location. Donâ€™t miss your chance to own in the prestigious Rundlestone buildingâ€™ schedule your private viewing today!

Built in 2007

Essential Information

MLS® #	A2257630
Price	\$118,750
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	838
Acres	0.00
Year Built	2007
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	214, 9604 Manning Avenue
Subdivision	Downtown
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 3M7

Amenities

Amenities	Elevator(s), Fitness Center, P
Parking Spaces	1
Parking	Heated Garage, Underground
# of Garages	1

Interior

Interior Features	Laminate Counters
Appliances	Built-In Refrigerator, Dishwasher, Electric Stove, Washer/Dryer Stacked
Heating	Baseboard



Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
# of Stories	4

Exterior

Exterior Features	Balcony
Construction	Vinyl Siding, Wood Frame

Additional Information

Date Listed	September 15th, 2025
Days on Market	2
Zoning	SCL1
HOA Fees	663
HOA Fees Freq.	MON

Listing Details

Listing Office	MEYERS MANAGEMENT CONSULTING GROUP
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