



THE
A-TEAM

**RE/MAX
FIRST**

9604 MANNING Avenue #102, Fort McMurray T9H 3M7

MLS® #: **A2213977**

Area: **Downtown**

Listing Date: **04/23/25**

List Price: **\$94,900**

Status: **Pending**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Apartment

City/Town:

Fort McMurray

Year Built:

2007

Lot Information

Lot Sz Ar:

Lot Shape:

Finished Floor Area

Abv Sqft:

763

Low Sqft:

Ttl Sqft:

763

DOM

9

Layout

Beds:

2 (2)

Baths:

2.0 (2 0)

Style:

**Apartment-Single
Level Unit**

Parking

Ttl Park:

1

Garage Sz:

Access:

Lot Feat:

Park Feat:

Assigned, Parkade

Utilities and Features

Roof:

Heating: **Baseboard**

Sewer:

Ext Feat: **None**

Construction:

Concrete, Wood Frame

Flooring:

Carpet, Linoleum

Water Source:

Fnd/Bsmt:

Kitchen Appl:

Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, Window Coverings

Int Feat:

See Remarks

Utilities:

Room Information

Room

Level

Dimensions

Room

Level

Dimensions

Legal/Tax/Financial

Condo Fee:

\$667

Title:

Fee Simple

Fee Freq:

Monthly

Zoning:

SCL1

Legal Desc:

0727544

Remarks

Pub Rmks: **Affordable move-in ready condo! 2 bedroom 2 bathroom unit located central downtown next to all the amenities. This condo offers a classic and efficient floorplan with tons of space and has been freshly painted throughout. Plenty of dining and living space along with an efficient kitchen setup. Bedrooms are both comfortably large with the master complete with an en-suite bathroom. Includes 1 underground parking stall and a private patio.**

Inclusions: **Fridge, Stove, Dishwasher, Washer and Dryer, OTR Microwave, existing window coverings**

Property Listed By: **COLDWELL BANKER UNITED**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (780) 804-4800





