



THE
A-TEAM

**RE/MAX
FIRST**

9604 MANNING Avenue #314, Fort McMurray T9H3M7

MLS® #: **A2215636**

Area: **Downtown**

Listing Date: **04/28/25**

List Price: **\$128,888**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential
Apartment**
Sub Type: **Fort McMurray
2007**

Lot Information

City/Town:
Year Built:
Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **853**
Low Sqft:
Ttl Sqft: **853**

DOM

5

Layout

Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment-Single
Level Unit**

Parking

Ttl Park: **1**
Garage Sz: **1**

Access:

Lot Feat:

Park Feat:

Assigned,Garage Door Opener,Heated Garage,Secured,See Remarks,Underground

Utilities and Features

Roof:
Heating: **Baseboard**
Sewer: **Public Sewer**
Ext Feat: **Balcony,Courtyard**

Construction: **See Remarks,Stucco**
Flooring: **Carpet,Laminate**
Water Source: **Public**
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Microwave Hood Fan,Refrigerator,See Remarks,Stove(s),Washer**
Int Feat: **Elevator,No Animal Home,No Smoking Home,Open Floorplan,See Remarks,Vinyl Windows**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u> <u>Legal/Tax/Financial</u>	<u>Level</u>	<u>Dimensions</u>
Condo Fee: \$663		Title: Fee Simple Fee Freq: Monthly		Zoning: SCL1	
Legal Desc:	0727544				

Remarks

Pub Rmks:

Don't miss this beautifully UPDATED 2 bedroom , 2 bathroom condo Located on the 3rd floor in the heart of the downtown area . This Condo offers COMFORT, CONVENIENCE & IMMEDIATE POSSESSION. This Freshly PAINTED unit features NEW CARPET in the Living room & Bedrooms. This MOVE-IN-READY unit boasts a MODERN & WELCOMING FEELING. The kitchen includes New LINO & 4 appliances, Fridge (new dec '24), Stove, Dishwasher , OTR Microwave (new 2025), Loads of cupboard & counter space the Sunny Dinette area complete with NEW LINO & open to the SPACIOUS LIVING ROOM Featuring NEW CARPET & a Electric FIRE PLACE & PATIO DOORS to the DECK . The PRIMARY Bedroom is SPACIOUS and features NEW CARPET, DOUBLE CLOSETS & 4 PCS. ENSUITE , the 2nd Bedroom BOASTS NEW CARPET and is perfect for Guests or home office. Enjoy the brand-new carpet & fresh paint giving this unit a CLEAN MODERN FEEL, The unit also includes a 2nd FULL 4 PCS BATHROOM (New TOILET 2025) & a SEPARATE IN- SUITE LAUNDRY ROOM with storage space. The building also has onsite GYM & the unit has 1 HEATED UNDER GROUND PARKING STALL. Don't miss your opportunity to own a WELL-MAINTAINED , MOVE-IN-READY CONDO IN A PRIME LOCATION, CLOSE TO ALL AMENITIES & BUSSING . IMMEDIATE POSSESSION AVAILABLE. CALL TODAY FOR YOUR PERSONAL SHOWING. This is a well managed condo building, all appliances included.

Inclusions:

N/A

Property Listed By:

COLDWELL BANKER UNITED

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





