



## 9604 Manning Avenue Fort McMurray Alberta

\$85,000

EXCELLENT OPPURTUNITY TO OWN A 2 BEDROOM 2 BATHROOM CONDO IN THE DOWNTOWN CORE AT A FANTASTIC PRICE. This is an opportunity to own your own home or be a savvy investor and create a great cash flow on renting. Located in Rundle stone Manor in the heart of Fort McMurray's downtown core in walking distance to shopping, schools, parks, the Snye River and beautiful walking trails. This Spacious floor plan offers a open concept living area, with a large living room featuring a corner fireplace, sliding garden doors to your private covered balcony. The Kitchen offers ample cupboard space and a eat up breakfast nook. Just off the kitchen is a large dining area. There are 2 bedrooms and 2 full 4 pc bathrooms. Primary bedroom offers the full ensuite and Double closets. This is a well secured and maintained building. There is one assigned underground heated parking stall( to be confirmed by buyer as condo is being sold as is where is). Call today and schedule your personal showing. (id:6769)

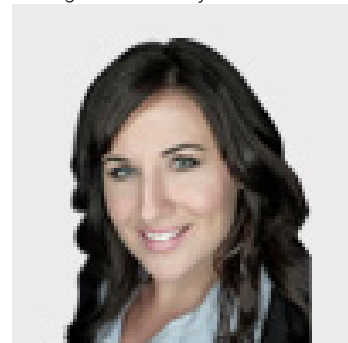
4pc Bathroom 5.00 Ft x 8.00 Ft

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Bedroom 11.50 Ft x 9.83 Ft

Primary Bedroom 13.17 Ft x 12.08 Ft

Listing Presented By:



Originally Listed by:  
COLDWELL BANKER UNITED

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**RE/MAX**<sup>®</sup>

**RE/MAX Fort McMurray**

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