



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

401, 9604 Manning Avenue  
Fort McMurray, Alberta

MLS # A2242323



**\$125,000**

Division:	Downtown		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	843 sq.ft.	Age:	2007 (18 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Radiant	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 663
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	SCL1
Foundation:	-	Utilities:	-
Features:	Laminate Counters		

Inclusions: N/A

Location cant be beat here. Welcome to Rundlestone Estates. 401 is on the top floor river facing apartment in the this well maintained building and walking distance to everything downtown ! With 2 bedrooms and 2 full bathrooms this apt offers a good size fully equipped kitchen. In suite washer and dryer along with storage. Gas fireplace for when its cold in the living room with access to your covered deck. Come see how easy condo living can be. No Mowing, No shoveling, elevator to your underground parking. Life made easier- you deserve it All this for a pmt less than rent ? YES! Call me today to take a look and make this one YOURS