



THE
A-TEAM

**RE/MAX
FIRST**

10101 MORRISON Street #203, Fort McMurray T9H5G1

MLS® #: **A2107411**

Area: **Downtown**

Listing Date: **02/12/24**

List Price: **\$159,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Apartment

City/Town:

Fort McMurray

Year Built:

1999

Lot Information

Finished Floor Area

Abv Sqft:

1,314

Low Sqft:

Ttl Sqft:

1,314

Lot Sz Ar:

Lot Shape:

DOM

97

Layout

Beds:

2 (2)

Baths:

2.0 (2 0)

Style:

Apartment

Parking

Ttl Park:

2

Garage Sz:

Access:

Lot Feat:

Park Feat:

Parkade,Stall,Underground

Utilities and Features

Roof:

Heating: **Central**

Sewer:

Ext Feat: **Balcony**

Construction:

Mixed

Flooring:

Carpet,Vinyl

Water Source:

Fnd/Bsmt:

Kitchen Appl:

Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Garburator,Microwave,Refrigerator,Stove(s),Washer/Dryer Stacked,Window Coverings

Int Feat:

Closet Organizers,French Door,High Ceilings,Jetted Tub,No Animal Home,No Smoking Home,Open Floorplan,Soaking Tub,Walk-In Closet(s)

Utilities:

Room Information

Room

Kitchen

Dining Room

Bedroom - Primary

5pc Ensuite bath

Level

Main

Main

Main

Main

Dimensions

17`7" x 9`8"

17`7" x 10`1"

10`6" x 15`2"

Room

Living Room

Den

Bedroom

4pc Bathroom

Level

Main

Main

Main

Main

Dimensions

11`10" x 18`0"

13`7" x 11`10"

8`5" x 11`0"

Legal/Tax/Financial

Condo Fee:

\$680

Title:

Fee Simple

Zoning:

CBD1

Legal Desc:	9921057	Fee Freq: Monthly	Remarks
Pub Rmks:	Executive condo in adult living beautiful building within walking distance to all downtown amenities including Mac Island and hiking trails along the Snyc. This unit offers tons of square footage with a spacious main living area, a HUGE den, and two bedrooms and two full bathrooms. This unit features remote thermostatic controlled ceiling air conditioner, abundant maple cabinets, ceramic back splash, large breakfast counter, pantry, brand new vinyl flooring and carpet, ceramic tile, mirrored closet doors, gas fireplace in living room, walk-thru closet to large ensuite with jetted tub, sit-down shower & double sinks, French door to large den, garden door from living room and master bedroom to balcony. This unit includes 2 UNDERGROUND PARKING STALLS. Condo fees include heat and water. Cut no more grass or shovel any more snow! Make this your new home or purchase as a great revenue property!!!		
Inclusions:	N/A		
Property Listed By:	3% REALTY FORT MCMURRAY		

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





