



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**10101 MORRISON Street #403, Fort McMurray T9H 5G1**

MLS® #: **A2117280**

Area: **Downtown**

Listing Date: **03/23/24**

List Price: **\$169,900**

Status: **Pending**

County: **Wood Buffalo**

Change: **-\$10k, 29-Apr**

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:

**1,301**

Low Sqft:

Ttl Sqft:

**1,301**

Lot Sz Ar:

Lot Shape:

DOM

**57**

Layout

Beds:

**2 (2 )**

Baths:

**2.0 (2 0)**

Style:

**Low-Rise(1-4)**

Parking

Ttl Park:

**2**

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Assigned,Underground**

Utilities and Features

Roof:

Heating: **Baseboard,Central,Fireplace(s)**

Sewer:

Ext Feat: **Balcony**

Construction:

**Concrete,Stucco**

Flooring:

**Carpet,Ceramic Tile,Laminate**

Water Source:

Fnd/Bsmt:

Kitchen Appl:

**Dishwasher,Electric Range,Microwave,Refrigerator,Wall/Window Air Conditioner,Washer/Dryer,Window Coverings**

Int Feat:

**Double Vanity,Elevator,High Ceilings,Open Floorplan,Pantry,Vaulted Ceiling(s)**

Utilities:

Room Information

Room

Level

Dimensions

**Den**  
**4pc Bathroom**  
**Bedroom**  
**Living Room**

**Main**  
**Main**  
**Main**  
**Main**

**11`7" x 13`6"**  
**7`9" x 4`11"**  
**11`1" x 8`5"**  
**18`0" x 11`10"**

Room

Level

Dimensions

**6pc Ensuite bath**  
**Bedroom - Primary**  
**Dining Room**  
**Kitchen**

**Main**  
**Main**  
**Main**  
**Main**

**7`9" x 7`11"**  
**21`5" x 11`5"**  
**11`3" x 17`4"**  
**8`4" x 17`5"**

Legal/Tax/Financial

Condo Fee:

**\$793**

Title:

**Fee Simple**

Zoning:

**CBD1**

Legal Desc: 9921057

Fee Freq:  
Monthly

Remarks

Pub Rmks: **Welcome to #403 - Borealis Manor. Nestled atop an executive style adult only 4-level building. This beautiful 2 bedroom, 2 bathroom condo boasts a spacious den/office, high vaulted ceilings, and expansive windows. With an open concept floor plan that gets filled with natural light. The kitchen has a full appliance package, ample cabinet space, tile backsplash and a good size pantry. There are two good size bedrooms both with updated carpets. With the primary bedroom having two large closets and a 6 piece ensuite bathroom and direct access to the balcony. The large den also has updated carpets and could be used as an office or storage space. The living room has vaulted ceilings with oversize windows and a gas fireplace. Outside you have a private balcony great for getting fresh air or enjoying your morning coffee. There is in suite laundry for added convenience and there are also two underground assigned parking stalls. Situated in a prime location this condo is close to schools, shopping, parks and the downtown core. Don't miss your opportunity to own this extraordinary residence.**

Inclusions:  
Property Listed By: **N/A  
The Agency North Central Alberta**

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















