10014 MORRISON Street #303, Fort McMurray T9H2H1

MLS®#:	**A2170342**	Area:	**Downtown**	Listing Date:	**10/02/24**	List Price:	**$40,000**
Status:	**Active**	County:	**Wood Buffalo**	Change:	**None**	Association:	**Fort McMurray**

General Information
Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Fort McMurray**
Year Built: **1972**

Lot Information
Lot Sz Ar:
Lot Shape:

Access:
Lot Feat:
Park Feat: **Stall**

Finished Floor Area
Abv Sqft: **721**
Low Sqft:
Ttl Sqft: **721**

DOM
19

Layout
Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **Apartment**

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

Utilities and Features

Roof:
Heating: **Baseboard**
Sewer:
Ext Feat: **Balcony**

Construction:
Other
Flooring:
Linoleum,Vinyl
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Other**
Int Feat: **Closet Organizers,High Ceilings**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	**Main**	**10`7" x 12`1"**	**Living Room**	**Main**	**18`1" x 13`2"**
Dining Room	**Main**	**8`1" x 8`0"**	**Kitchen**	**Main**	**7`0" x 7`7"**
4pc Bathroom	**Main**	**9`4" x 4`11"**	**Storage**	**Main**	**6`0" x 3`6"**

Legal/Tax/Financial

Condo Fee: Title: Zoning:

$577

Fee Simple
Fee Freq:
Monthly

CBD1

Legal Desc: **0324814**

Remarks

Pub Rmks: **TOP FLOOR CONDO with exceptional Downtown convenience. Welcome to #303 - 10014 Morrison Street - a secure, small downtown building, this spacious 1 bed, 1 bath, and storage condo offers a perfect blend of comfort and convenience. The large, bright living room and abundant storage and closets ensure you have all the space you need. Enjoy the convenience of a surface-powered parking stall included with the unit. Experience the vibrant downtown lifestyle, with fantastic amenities such as MacDonald Island Park, Syne Park, and the new downtown community park just a short walk away. You'll also be close to shopping centers, restaurants, and exciting downtown activities. Don't miss out on this opportunity—call today to view!**

Inclusions: **As is where is on possession.**
Property Listed By: **EXP REALTY**

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