



THE
A-TEAM

**RE/MAX
FIRST**

10014 MORRISON Street #303, Fort McMurray T9H 2H1

MLS® #: **A2186388**

Area: **Downtown**

Listing Date: **01/08/25**

List Price: **\$40,000**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **721**
Low Sqft:
Ttl Sqft: **721**

Lot Information

Lot Sz Ar:
Lot Shape:

DOM

83
Layout
Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Parkade,Stall

Utilities and Features

Roof: **Baseboard**

Heating: **Baseboard**

Sewer: **Balcony**

Ext Feat: **Balcony**

Construction: **Concrete,Wood Frame**

Flooring: **Laminate**

Water Source:

Fnd/Bsmt:

Kitchen Appl: **Other**

Int Feat: **Ceiling Fan(s),Storage**

Utilities:

Room Information

Room
Bedroom Level **Main** Dimensions **10`7" x 12`1"**
Dining Room Level **Main** Dimensions **8`1" x 8`0"**
4pc Bathroom Level **Main** Dimensions **9`4" x 4`11"**

Room
Living Room Level **Main** Dimensions **18`1" x 13`2"**
Kitchen Level **Main** Dimensions **7`0" x 7`7"**
Storage Level **Main** Dimensions **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

