



THE
A-TEAM

**RE/MAX
FIRST**

10101 MORRISON Street #306, Fort McMurray T9H 5G1

MLS® #: **A2204447**

Area: **Downtown**

Listing Date: **03/21/25**

List Price: **\$137,500**

Status: **Pending**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential Apartment**
Sub Type: **Fort McMurray**
City/Town: **Fort McMurray**
Year Built: **1999**

Finished Floor Area
Abv Sqft: **909**
Low Sqft:
Ttl Sqft: **909**

DOM

10
Layout
Beds: **1 (1)**
Baths: **2.0 (2 0)**
Style: **Apartment-Single Level Unit**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Off Street, Parkade, Underground

Utilities and Features

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

Construction: **Stucco**
Flooring: **Vinyl Plank**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, See Remarks, Stove(s), Washer, Window Coverings**
Int Feat: **See Remarks**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			<u>Legal/Tax/Financial</u>		

Condo Fee: **\$579**
Title: **Fee Simple**
Fee Freq: **Monthly**

Zoning: **CBD1**

Legal Desc: **9921057**

Remarks

Pub Rmks:

1 BEDROOM PLUS A DEN! Welcome to 306-10101 Morrison Street, a stylish and fully updated condo in the heart of downtown! This 1-bedroom plus den, 2-bathroom unit has been beautifully refreshed with brand-new luxury vinyl plank flooring and fresh paint, creating a modern and inviting space that requires no work—just move in and enjoy! The bright, open-concept layout features a cozy gas fireplace in the living room, a den off the entry way, two built-in A/C units (one in the living room and another in the bedroom), a bright and airy primary bedroom and a private balcony for outdoor relaxation. The primary bedroom has dual closets and a 4PC bathroom. There is also a second 3PC bathroom for your guests. You'll also love the convenience of in-suite laundry and an underground parking stall (#26). Perfect for investors or first-time buyers, this adult only condo offers stress-free living with condo fees covering professional management, exterior maintenance, snow removal, reserve fund contributions, sewer, water, heat, garbage pickup, and building insurance. Don't miss this turnkey opportunity—schedule a viewing today!

Inclusions:

**Fridge, stove, dishwasher, washer, dryer, all window covering, OTR microwave. ac unit x 2
RE/MAX Connect**

Property Listed By:

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





