



THE
A-TEAM

**RE/MAX
FIRST**

10014 MORRISON Street #302, Fort McMurray T9H2H1

MLS® #: **A2228520**

Area: **Downtown**

Listing Date: **06/09/25**

List Price: **\$79,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information
Lot Sz Ar:
Lot Shape:

Finished Floor Area
Abv Sqft: **843**
Low Sqft:
Ttl Sqft: **843**

DOM

21
Layout
Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **Apartment-Single
Level Unit**

Parking

Ttl Park: **1**
Garage Sz:

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

Utilities and Features

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

Construction: **Wood Frame**
Flooring: **Laminate, Tile**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Microwave, Range, Range Hood, Refrigerator**
Int Feat: **Quartz Counters**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Main	4`10" x 8`1"
Kitchen	Main	15`1" x 7`10"
Bedroom - Primary	Main	15`2" x 11`9"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom	Main	14`11" x 9`5"
Living Room	Main	18`5" x 12`4"
Storage	Main	3`6" x 9`3"

Legal/Tax/Financial

Condo Fee:
\$730

Title: **Fee Simple**
Fee Freq:

Zoning: **CBD1**

Legal Desc:	0324814	Monthly	Remarks
Pub Rmks:	Welcome to Unit #302 at 10014 Morrison Street - This fully renovated 2-bedroom condo offers style and comfort in the heart of Fort McMurray's downtown core. Step inside to find an open-concept living space flooded with natural light from large windows, highlighting the luxury laminate flooring and elegant ceramic tile throughout. The stunning kitchen features quartz countertops, high-end stainless steel appliances, modern fixtures, and a sleek tile backsplash. Both bedrooms are spacious, with French-door closet systems that maximize style and functionality. This bathroom is complete with a luxurious bathtub, a tiled shower backsplash, and premium finishes that elevate everyday living. Whether you're a first-time buyer, downsizing, or investing, this home is move-in ready and waiting for you. Don't miss your chance to live in one of the most desirable and walkable areas in Fort McMurray!		
Inclusions:	N/A		
Property Listed By:	EXP REALTY		

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





