



THE
A-TEAM

**RE/MAX
FIRST**

10101 MORRISON Street #103, Fort McMurray T9H 5G1

MLS® #: **A2240259**

Area: **Downtown**

Listing Date: **07/18/25**

List Price: **\$139,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

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:

1,257

Low Sqft:

Ttl Sqft:

1,257

Lot Sz Ar:

Lot Shape:

DOM

0

Layout

Beds:

2 (2)

Baths:

2.0 (2 0)

Style:

**Apartment-Single
Level Unit**

Parking

Ttl Park:

2

Garage Sz:

Access:

Lot Feat:

Park Feat:

Stall,Underground

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Central**

Sewer:

Ext Feat: **Balcony,Lighting**

Construction:

Mixed,Stucco,Wood Frame

Flooring:

Carpet,Laminate

Water Source:

Fnd/Bsmt:

Kitchen Appl:

Dishwasher,Electric Stove,Microwave,Refrigerator,Washer/Dryer Stacked,Window Coverings

Int Feat:

Laminate Counters,No Animal Home,See Remarks,Soaking Tub,Vinyl Windows,Walk-In Closet(s)

Utilities:

Room Information

Room

Level

Dimensions

Room

Level

Dimensions

Legal/Tax/Financial

Condo Fee:

\$639

Title:

Fee Simple

Fee Freq:

Monthly

Zoning:

CBD1

Legal Desc:

9921057

Remarks

Pub Rmks:

Welcome to 103-10101 Morrison Street, an adult-only building known for being clean, quiet, and safe! Complete with underground parking and all the convenience of downtown living. This beautifully maintained 2 bedroom, 2 bathroom, PLUS DEN unit offers an impressive floor plan and the rare bonus of a large front patio, perfect for enjoying sunny afternoons or hosting summer gatherings. Step inside to discover an abundance of maple cabinets, ceramic back splash, large breakfast counter beside the dining room, and pantry. Warm up by the cozy gas fireplace in the spacious living room, which opens through garden doors to your huge brick terrace. Your own private outdoor retreat. You'll love the high 9' ceilings and wood-look laminate flooring throughout. The oversized primary bedroom offers a walk-through closet and a massive ensuite complete with a jetted tub, stand up shower and double sinks. Perfect for unwinding at the end of the day. The versatile den can easily serve as a home office, guest room, or extra storage space — the choice is yours! Practical features like in-unit laundry, a second full bathroom for guests, and plenty of storage make this condo as functional as it is beautiful. Outside your door, enjoy the river, nearby walking trails, shopping, restaurants, and all the best downtown amenities. Condo fees include heat and water plus, you'll never need to cut grass or shovel snow again! Ready for immediate possession. Make this your new home or purchase it as a great revenue property! Contact me now for a personal tour and see why this condo is truly one-of-a-kind.

Inclusions:

Property Listed By:

FRIDGE, STOVE, DISHWASHER, OTR MICROWAVE, WASHER, DRYER
COLDWELL BANKER UNITED

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







