

# \$137,500 - 306, 10101 Morrison Street, Fort McMurray

MLS® #A2204447

## \$137,500

1 Bedroom, 2.00 Bathroom, 909 sqft  
Residential on 0.00 Acres

Downtown, Fort McMurray, Alberta

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 workâ€”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 opportunityâ€”schedule a viewing today!

Built in 1999

## Essential Information

MLS® #	A2204447
Price	\$137,500



Bedrooms	1
Bathrooms	2.00
Full Baths	2
Square Footage	909
Acres	0.00
Year Built	1999
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	306, 10101 Morrison Street
Subdivision	Downtown
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 5G1

### **Amenities**

Amenities	Parking
Parking Spaces	1
Parking	Off Street, Parkade, Underground

### **Interior**

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, See Remarks, Stove(s), Washer, Window Coverings
Heating	Baseboard
Cooling	Wall Unit(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	4

### **Exterior**

Exterior Features	Balcony
Construction	Stucco

### **Additional Information**

Date Listed March 21st, 2025

Days on Market 31

Zoning CBD1

### **Listing Details**

Listing Office RE/MAX Connect

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