



**GRASSROOTS**  
REALTY GROUP

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**103, 10101 Morrison Street  
Fort McMurray, Alberta**

**MLS # A2240259**



**\$139,900**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Downtown                           |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 1,257 sq.ft.                       | <b>Age:</b>   | 1999 (26 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Stall, Underground                 |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |   |                   |        |
|--------------------|---|-------------------|--------|
| <b>Heating:</b>    | Central   | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Laminate  | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | \$ 639 |
| <b>Basement:</b>   | -   | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Mixed, Stucco, Wood Frame   | <b>Zoning:</b>    | CBD1   |
| <b>Foundation:</b> | -   | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Laminate Counters, No Animal Home, See Remarks, Soaking Tub, Vinyl Windows, Walk-In Closet(s) |                   |        |

**Inclusions:** FRIDGE, STOVE, DISHWASHER, OTR MICROWAVE, WASHER, DRYER

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 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.