



**306, 10115 Morrison Street
Fort McMurray, Alberta**

MLS # A2296769



\$165,000

Division:	Downtown		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,337 sq.ft.	Age:	2004 (22 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 1,052
Basement:	-	LLD:	-
Exterior:	Vinyl Siding	Zoning:	CBD1
Foundation:	-	Utilities:	-
Features:	Granite Counters, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Vinyl Windows		

Inclusions: N/A

Experience refined condo living in this expansive 1,300+ sq. ft. residence at #306 – 10115 Morrison Street, ideally situated in the heart of downtown Fort McMurray. Designed with both comfort and style in mind, this home features a bright, open-concept layout with oversized windows that flood the space with natural light. The generous living and dining areas create an effortless flow, perfect for entertaining or unwinding in a sophisticated setting. The kitchen offers ample cabinetry and workspace, seamlessly connecting to the main living area for a functional yet inviting atmosphere. Retreat to the spacious primary suite, complete with a private ensuite positioned within the bedroom, creating a true sense of comfort and privacy. A second well-sized bedroom and full bathroom provide flexibility for guests, or shared living. Step outside to your private balcony, an ideal space to enjoy your morning coffee or take in the downtown surroundings. Perfectly located near restaurants, shopping, amenities, and transit, this home offers the ultimate blend of urban convenience and spacious living. A rare opportunity to own a generously sized condo in a prime downtown location.