



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**403, 10101 Morrison Street
Fort McMurray, Alberta**

MLS # A2117280



\$169,900

Division:	Downtown		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	1,301 sq.ft.	Age:	1999 (25 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Central, Fireplace(s)	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 793
Basement:	-	LLD:	-
Exterior:	Concrete, Stucco	Zoning:	CBD1
Foundation:	-	Utilities:	-
Features:	Double Vanity, Elevator, High Ceilings, Open Floorplan, Pantry, Vaulted Ceiling(s)		

Inclusions: N/A

Welcome to #403 - Borealis Manor. Nestled atop an executive style adult only 4-level building. This beautiful 2 bedroom, 2 bathroom condo boasts a spacious den/office, high vaulted ceilings, and expansive windows. With an open concept floor plan that gets filled with natural light. The kitchen has a full appliance package, ample cabinet space, tile backsplash and a good size pantry. There are two good size bedrooms both with updated carpets. With the primary bedroom having two large closets and a 6 piece ensuite bathroom and direct access to the balcony. The large den also has updated carpets and could be used as an office or storage space. The living room has vaulted ceilings with oversize windows and a gas fireplace. Outside you have a private balcony great for getting fresh air or enjoying your morning coffee. There is in suite laundry for added convenience and there are also two underground assigned parking stalls. Situated in a prime location this condo is close to schools, shopping, parks and the downtown core. Don't miss your opportunity to own this extraordinary residence.