



**GRASSROOTS**  
REALTY GROUP

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307, 10101 Morrison Street  
Fort McMurray, Alberta

MLS # A2117424

**\$124,900**



Division:	Downtown		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	977 sq.ft.	Age:	1999 (25 yrs old)
Beds:	1	Baths:	2
Garage:	Garage Door Opener, Heated Garage, Owned, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler, In Floor, Natural Gas	Water:	Public
Floors:	Hardwood, Tile	Sewer:	Sewer
Roof:	Asphalt/Gravel	Condo Fee:	\$ 579
Basement:	-	LLD:	-
Exterior:	Concrete, Stucco	Zoning:	CBD1
Foundation:	Poured Concrete	Utilities:	Cable Connected, Electricity Connected, Natural Gas
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Crown Molding, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, See Remarks, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Fridge, stove, dishwasher, washer, dryer, blinds, one underground heated parking stall #25, fan in dining room (as is), curtains, microwave		

ONE BEDROOM PLUS DEN AND 2 FULL BATHROOMS, PLUS HEATED UNDERGROUND PARKING STALL IN THE EXECUTIVE BUILDING OF BOREALIS MANOR. This is truly one of my favorite condo buildings in Fort McMurray. The curb appeal of the building stands out from the rest and IMMACUALTE AND WELL MAINTAINED and SECURED interior of this well-managed building is second to none. Located on the 3rd floor this stunning and timeless unit features 10 ft ceilings throughout and crown Mouldings. The open-concept living area starts with a large front foyer that leads you to your spacious kitchen with SOLID MAPLE CABINETS, updated appliances, eat-up breakfast bar and a large island and pantry. The Living room overlooks your dining nook then the Great Room featuring a GAS FIREPLACE surrounded by a mantle and built-in shelf. This room is also surrounded by large windows and garden doors that lead you to your private and covered deck, which the seller has upgraded with screens, to comfortably enjoy your summer nights. Next up is the Primary bedroom with Double closets featuring mirrored doors. In addition, a full 4 pc. ensuite with JETTED TUB. This excellent floor plan features a DEN, which is great for office, exercise room or additional guest space. Plus, there is another full bathroom. To complete this home there is in-suite laundry room and storage room. The Seller has repainted the entire space in past years and the cherry on top this suite has NO CARPET. Call to schedule a viewing on this adult-only (for living in the unit, (but allowed under 18 visitors), quiet, and move-in ready at an affordable price. Condo fees include Heat, water, sewer, garbage, insurance, building maintenance and more. Call now!

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