

**305, 10101 Morrison Street  
Fort McMurray, Alberta**

**MLS # A2278716**



**\$149,900**

<b>Division:</b>	Downtown	
<b>Type:</b>	Residential/Low Rise (2-4 stories)	
<b>Style:</b>	Apartment-Single Level Unit	
<b>Size:</b>	1,059 sq.ft.	<b>Age:</b> 1999 (27 yrs old)
<b>Beds:</b>	2	<b>Baths:</b> 2
<b>Garage:</b>	Parkade	
<b>Lot Size:</b>	-	
<b>Lot Feat:</b>	-	

<b>Heating:</b>	Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	\$ 630
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Siding	<b>Zoning:</b>	CBD1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Track Lighting, Vinyl Windows		
<b>Inclusions:</b>	N/A		

Welcome to Borealis Manor. One of Fort McMurray's sought after downtown condo complexes. This bright corner unit on the 3rd floor has plenty of light. Upon entering you will be greeted with a spacious entrance. The kitchen has loads of cupboards with plenty of counter space including a large island with additional storage. This 2 bedroom, 2 bath unit is great for renters as each bedroom has privacy along with their own washroom. The primary has closets on both sides of the walk thru that leads to the ensuite where you will find a wonderful jetted soaker tub. The living room has a gas fireplace and access to a private balcony. Eat-in dining is part of the open concept and great for entertaining. In-suite laundry with newer washer/dryer also has room for your extra storage items. The building is equipped with an elevator and a secure underground heated parking stall. The downtown location is walking distance to shopping and restaurants as well as the bus stop to the plant sites. Very solid operating account with a healthy reserve.. It's not hard to see that the owners take pride in this building.