

\$139,900 - 103, 10101 Morrison Street, Fort McMurray

MLS® #A2240259

\$139,900

2 Bedroom, 2.00 Bathroom, 1,257 sqft

Residential on 0.00 Acres

Downtown, Fort McMurray, Alberta

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. Youâ€™ll love the high 9â€™ 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 â€“ 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, youâ€™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.

Built in 1999

Essential Information

MLS® #	A2240259
Price	\$139,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,257
Acres	0.00
Year Built	1999
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	103, 10101 Morrison Street
Subdivision	Downtown
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 5G1

Amenities

Amenities	Elevator(s), Parking, Snow Removal, Trash
Parking Spaces	2
Parking	Stall, Underground

Interior

Interior Features	Laminate Counters, No Animal Home, See Remarks, Soaking Tub, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer

	Stacked, Window Coverings
Heating	Central
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	4

Exterior

Exterior Features	Balcony, Lighting
Roof	Asphalt Shingle
Construction	Mixed, Stucco, Wood Frame

Additional Information

Date Listed	July 18th, 2025
Zoning	CBD1

Listing Details

Listing Office	COLDWELL BANKER UNITED
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