



GRASSROOTS
REALTY GROUP

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102, 10014 Morrison Street
Fort McMurray, Alberta

MLS # A2330492



\$59,900

Division:	Downtown		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	824 sq.ft.	Age:	1972 (54 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 721
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	CBD1
Foundation:	-	Utilities:	-
Features:	Laminate Counters, Storage		
Inclusions:	N/a		

Attention Investors!! Long term tenants in place. 2 bedroom 1 bath corner ground floor unit. Unit was renovated 5 years ago with a new kitchen, bathroom, paint baseboards and all new flooring. Huge storage unit. Large windows providing tons of light. Building has also been upgraded with new flooring in the hallways, painting and a newly paved parking lot. Each unit has an assigned parking stall. Close to downtown with access to restaurants, shopping, bus stops, walking and bike trails as well as McDonald Island where you can partake in your favourite sport or head out and cheer on our local baseball team. Priced so low that it's hard to pass on by.