



THE
A-TEAM

**RE/MAX
FIRST**

111 CHARLES Avenue #313, Fort McMurray T9H1R3

MLS® #: **A2123375**

Area: **Downtown**

Listing Date: **06/18/24**

List Price: **\$49,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$4k, 16-Jul**

Association: **Fort McMurray**



General Information

Prop Type: **Residential Apartment**
Sub Type: **Fort McMurray**
City/Town: **Fort McMurray**
Year Built: **1973**

Finished Floor Area
Abv Sqft: **661**
Low Sqft:
Ttl Sqft: **661**

DOM

90
Layout
Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **Low-Rise(1-4)**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:
Park Feat: **Assigned,Stall**

Utilities and Features

Roof:
Heating: **Baseboard**
Sewer:
Ext Feat: **Other**

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Vinyl**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Microwave,Refrigerator,Stove(s)**
Int Feat: **Laminate Counters,Open Floorplan,See Remarks,Storage**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Main	7`6" x 5`0"	Bedroom	Main	13`2" x 11`9"
Dining Room	Main	8`0" x 7`7"	Kitchen	Main	7`8" x 7`4"
Living Room	Main	15`1" x 18`7"	Storage	Main	4`1" x 4`7"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$498

Fee Simple

CBD1

Fee Freq:

Monthly

Legal Desc: **9926424**

Remarks

Pub Rmks: **Welcome to 111 Charles Avenue, situated in the heart of downtown Fort McMurray! This 1-bedroom, 1-bathroom apartment is a great opportunity for investors, first-time home buyers, commuters, and more. Upon entering, you'll notice the fresh paint and luxury vinyl plank flooring throughout the entire unit. The kitchen has been updated with modern gold hardware, refinished cabinetry, and comes equipped with a refrigerator, stove, and microwave. The living room is spacious and bright, featuring a new electric fireplace for added elegance. The large primary bedroom offers a generously sized closet. The bathroom has been revamped with the same vinyl flooring and a new vanity complete with a motion-sensor faucet. Additionally, there is an in-unit storage space. Conveniently located within walking distance to shopping, schools, parks, and bus routes + more. Don't miss this fantastic opportunity to own a well-maintained home at an affordable price! Schedule your private tour today!**

Inclusions: **Fridge, Stove, Microwave**
Property Listed By: **COLDWELL BANKER UNITED**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (780) 804-4800