



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**111 CHARLES Avenue #317, Fort McMurray T9H 1R3**

MLS® #: **A2142667**      Area: **Downtown**      Listing Date: **06/21/24**      List Price: **\$69,900**  
 Status: **Pending**      County: **Wood Buffalo**      Change: **-\$5k, 02-Sep**      Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:  
 Lot Shape:  
 Access:  
 Lot Feat:  
 Park Feat: **Off Street**

Finished Floor Area

Abv Sqft: **838**  
 Low Sqft:  
 Ttl Sqft: **838**

DOM

**152**  
Layout  
 Beds: **2 (2 )**  
 Baths: **1.0 (1 0)**  
 Style: **Apartment**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

Roof:  
 Heating: **Baseboard,Hot Water**  
 Sewer:  
 Ext Feat: **Courtyard,Lighting**

Construction: **Mixed**  
 Flooring: **Carpet,Vinyl**  
 Water Source:  
 Fnd/Bsmt:

Kitchen Appl: **Electric Stove,Microwave,Refrigerator**  
 Int Feat: **No Animal Home,No Smoking Home,Storage**  
 Utilities:

Room Information

Room	Level	Dimensions
<b>Living/Dining Room Combination</b>	<b>Main</b>	<b>18`4" x 13`1"</b>
<b>Bedroom</b>	<b>Main</b>	<b>18`10" x 13`0"</b>
<b>4pc Bathroom</b>	<b>Main</b>	

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>18`4" x 7`10"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`6" x 13`0"</b>
<b>Storage</b>	<b>Main</b>	

Legal/Tax/Financial

Condo Fee: **\$630**      Title: **Fee Simple**      Zoning: **CBD1**  
 Fee Freq:

Legal Desc:

9926424

Monthly

Remarks

Pub Rmks:

**Welcome to 317-111 Charles Avenue, Fort McMurray, AB - a beautifully renovated and move-in-ready condo! This modernized 2 bedroom, 1 bathroom unit has been updated to include new flooring and modern cabinets throughout. Nestled in a secure building with an elevator, this condo offers easy access to nearby amenities. Enjoy the added convenience of a spacious in-suite storage room and two laundry rooms on each level in the building. Perfect for first-time home buyers or investors. Don't miss out on this fantastic opportunity!**

Inclusions:

N/A

Property Listed By:

**PEOPLE 1st REALTY**

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



