



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: Active 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

Finished Floor Area
Abv Sqft: 838
Low Sqft:
Ttl Sqft: 838

DOM
87
Layout
Beds: 2 (2 )
Baths: 1.0 (1 0)
Style: Apartment

Lot Information
Lot Sz Ar:
Lot Shape:

Parking
Ttl Park: 1
Garage Sz:

Access:
Lot Feat:
Park Feat: Off Street

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
Living/Dining Room Combination Main 18`4" x 13`1"
Bedroom Main 18`10" x 13`0"
4pc Bathroom Main

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

Legal/Tax/Financial

Condo Fee: \$630
Title: Fee Simple
Fee Freq:

Zoning: CBD1

**Monthly**

Legal Desc: **9926424**

Remarks

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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**

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