



THE A-TEAM

RE/MAX FIRST

111 CHARLES Avenue #409, Fort McMurray T9H1R3

MLS@#: A2158483 Area: Downtown Listing 08/21/24 List Price: \$69,900
Status: Active County: Wood Buffalo Change: None 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:

Finished Floor Area
Abv Sqft: 924
Low Sqft:
Ttl Sqft: 924

DOM

122
Layout
Beds: 2 (2)
Baths: 1.0 (1 0)
Style: Low-Rise(1-4)

Parking

Ttl Park: 1
Garage Sz:

Access:
Lot Feat:
Park Feat: Stall

Utilities and Features

Roof:
Heating: Baseboard
Sewer:
Ext Feat: Other
Construction: Concrete
Flooring: Vinyl
Water Source:
Fnd/Bsmt:
Kitchen Appl: Dishwasher, Microwave, Range Hood, Refrigerator, Stove(s)
Int Feat: No Animal Home, No Smoking Home, See Remarks
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Rows include Bedroom, 4pc Bathroom, Living Room, and Kitchen.

Legal/Tax/Financial

Condo Fee:  
**\$624**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**CBD1**

Legal Desc: **9926424**

Remarks

Pub Rmks: **Welcome to 111 Charles Avenue Unit 409 located in the heart of downtown, close to many amenities where your investment opportunity awaits! This top floor, 2 bedroom, 1 bathroom unit is upgraded with vinyl flooring throughout. Upon entering the unit you have your fully equipped kitchen, featuring stainless steel appliances and bright white cabinets. The main living and dining area located off of the kitchen offers tons of space for dining and living space in addition the large window allows tons of natural light into the unit. Down the hallway from your main living area you can find your own oversized storage room. The unit also features two spacious bedrooms and a 4 piece bathroom. This unit also comes with one assigned parking stall. This home is perfectly located in the heart of downtown within walking distance to schools, parks, the river, walking trails, shopping and so much more! Don't miss out on this opportunity, call today for a viewing!**

Inclusions: **Dishwasher, Microwave, Range Hood, Window Coverings, Stove, Refrigerator**

Property Listed By: **COLDWELL BANKER UNITED**

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