



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**111 CHARLES Avenue #409, Fort McMurray T9H1R3**

MLS® #: **A2158483**

Area: **Downtown**

Listing Date: **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**

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

Lot Information  
Lot Sz Ar:  
Lot Shape:

Access:  
Lot Feat:  
Park Feat: **Stall**

DOM

**91**  
Layout  
Beds: **2 (2 )**  
Baths: **1.0 (1 0)**  
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**  
Garage Sz:

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

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Bedroom</b>	<b>Main</b>	<b>11`8" x 13`3"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>7`11" x 7`6"</b>
<b>Living Room</b>	<b>Main</b>	<b>18`6" x 15`6"</b>
<b>Kitchen</b>	<b>Main</b>	<b>7`5" x 7`6"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Bedroom</b>	<b>Main</b>	<b>11`8" x 13`3"</b>
<b>Storage</b>	<b>Main</b>	<b>10`6" x 4`1"</b>
<b>Dining Room</b>	<b>Main</b>	<b>7`5" x 7`8"</b>

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**