



THE  
**A-TEAM**

**RE/MAX  
FIRST**

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

MLS® #: **A2183152**

Area: **Downtown**

Listing Date: **02/26/25**

List Price: **\$62,000**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$3k, 31-Mar**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Apartment**

City/Town:

**Fort McMurray**

Year Built:

**1973**

Lot Information

Lot Sz Ar:

Lot Shape:

Finished Floor Area

Abv Sqft:

**838**

Low Sqft:

Ttl Sqft:

**838**

DOM

**95**

Layout

Beds:

**2 (2 )**

Baths:

**1.0 (1 0)**

Style:

**Apartment-Multi  
Level Unit**

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:

**Monthly**

Zoning:

**CBD1**

Legal Desc:

**9926424**

Remarks

Pub Rmks:	<b>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!</b>
Inclusions:	<b>None</b>
Property Listed By:	<b>People 1st Realty</b>

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



