



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 Apartment**
 Sub Type: **Fort McMurray**
 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

34
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	Room	Level	Dimensions
Living/Dining Room Combination	Main	18`4" x 13`1"	Kitchen	Main	18`4" x 7`10"
Bedroom	Main	18`10" x 13`0"	Bedroom - Primary	Main	11`6" x 13`0"
4pc Bathroom	Main		Storage	Main	

Legal/Tax/Financial

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

Legal Desc: **9926424**

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: **None**

Property Listed By: **People 1st Realty**

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



