



THE
A-TEAM

**RE/MAX
FIRST**

111 CHARLES Avenue #404, Fort McMurray T9H1R3

MLS® #: **A2186556** Area: **Downtown** Listing Date: **01/09/25** List Price: **\$53,900**
 Status: **Active** County: **Wood Buffalo** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Fort McMurray**
 Year Built: **1973**

Finished Floor Area
 Abv Sqft: **668**
 Low Sqft:
 Ttl Sqft: **668**

DOM

11
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: **Parking Pad**

Utilities and Features

Roof: **Asphalt**
 Heating: **Radiant**
 Sewer:
 Ext Feat: **None**

Construction: **Wood Frame**
 Flooring: **Laminate**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Microwave,Range,Range Hood,Refrigerator**
 Int Feat: **Laminate Counters**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Main	7`6" x 5`0"
Dining Room	Main	7`6" x 7`7"
Office	Main	13`3" x 8`6"
Storage	Main	4`1" x 4`7"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom	Main	15`5" x 9`10"
Kitchen	Main	7`6" x 7`5"
Bedroom - Primary	Main	13`2" x 11`10"

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$498

Fee Simple

CBD1

Fee Freq:
Monthly

Legal Desc: **9926424**

Remarks

Pub Rmks: **Investor alert! This beautifully maintained 2-bedroom condo in the heart of downtown offers an unbeatable location close to all amenities, shopping, and transit. The updated kitchen boasts modern finishes. With its prime location and great rental potential, this condo is a fantastic opportunity for first-time buyers or savvy investors. Don't miss your chance to own a piece of downtown living at an affordable price!**

Inclusions: **N/A**
Property Listed By: **EXP REALTY**

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



