



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**111 CHARLES Avenue #404, Fort McMurray T9H1R3**

MLS® #: **A2204219**

Area: **Downtown**

Listing Date: **03/20/25**

List Price: **\$53,499**

Status: **Active**

County: **Wood Buffalo**

Change: **+\$9k, 05-Jul**

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:

**668**

Low Sqft:

Ttl Sqft:

**668**

DOM

**112**

Layout

Beds:

**2 (2 )**

Baths:

**1.0 (1 0)**

Style:

**Apartment-Single  
Level Unit**

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

Room

**4pc Bathroom**

**Dining Room**

**Office**

**Storage**

Level

**Main**

**Main**

**Main**

**Main**

Dimensions

**7`6" x 5`0"**

**7`6" x 7`7"**

**13`3" x 8`6"**

**4`1" x 4`7"**

Room

**Bedroom**

**Kitchen**

**Bedroom - Primary**

Level

**Main**

**Main**

**Main**

Dimensions

**15`5" x 9`10"**

**7`6" x 7`5"**

**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



