



THE
A-TEAM

**RE/MAX
FIRST**

111 CHARLES Avenue #116, Fort McMurray T9H1R3

MLS® #: **A2214910**

Area: **Downtown**

Listing Date: **04/25/25**

List Price: **\$55,900**

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

Lot Information

Lot Sz Ar:

Lot Shape:

Finished Floor Area

Abv Sqft:

871

Low Sqft:

Ttl Sqft:

871

DOM

36

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:

Assigned,Stall

Utilities and Features

Roof:

Heating: **Baseboard**

Sewer:

Ext Feat: **Lighting**

Construction:

Wood Frame

Flooring:

Vinyl

Water Source:

Fnd/Bsmt:

Kitchen Appl:

Refrigerator,Stove(s)

Int Feat:

No Smoking Home

Utilities:

Room Information

Room

Level

Dimensions

Room

Legal/Tax/Financial

Level

Dimensions

Condo Fee:

\$624

Title:

Fee Simple

Fee Freq:

Monthly

Zoning:

CBD1

Legal Desc:

9926424

Remarks

Pub Rmks:

This ground floor end unit has been fully renovated with new paint, new kitchen cabinets and countertops and new flooring through out. This unit is a great investment with tenants in place at \$1250.00 per month with the lease ending March 31, 2026.

Inclusions:

Fridge , Stove,

Property Listed By:

RE/MAX Connect

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