



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**111 CHARLES Avenue #303, Fort McMurray T9H1R3**

MLS® #: **A2240363**

Area: **Downtown**

Listing Date: **07/16/25**

List Price: **\$56,900**

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

Finished Floor Area

Abv Sqft:

**854**

Low Sqft:

Ttl Sqft:

**854**

Lot Sz Ar:

Lot Shape:

DOM

**1**

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:

**Stall**

Utilities and Features

Roof:

Heating: **Radiant**

Sewer:

Ext Feat: **None**

Construction:

**Vinyl Siding, Wood Frame**

Flooring:

**Vinyl**

Water Source:

Fnd/Bsmt:

Kitchen Appl:

**Microwave, Range, Range Hood, Refrigerator**

Int Feat:

**Laminate Counters**

Utilities:

Room Information

Room

Level

Dimensions

**4pc Bathroom**

**Main**

**7' 6" x 7' 11"**

**Dining Room**

**Main**

**7' 10" x 7' 6"**

**Living Room**

**Main**

**15' 8" x 18' 7"**

**Storage**

**Main**

**4' 1" x 10' 8"**

Room

Level

Dimensions

**Bedroom**

**Main**

**13' 3" x 8' 8"**

**Kitchen**

**Main**

**7' 6" x 7' 5"**

**Bedroom - Primary**

**Main**

**13' 3" x 11' 7"**

Legal/Tax/Financial

Condo Fee:

**\$635**

Title:

**Fee Simple**

Zoning:

**CBD1**

Legal Desc:	9926424	Fee Freq: <b>Monthly</b>	Remarks
Pub Rmks:	<b>This beautifully updated 2-bedroom condo, perfectly situated in the heart of downtown! This move-in-ready gem has been thoughtfully upgraded. Step inside to find brand-new luxury vinyl plank (LVP) flooring that flows seamlessly throughout the condo. Also has new baseboard throughout this condo. The kitchen is a standout feature, boasting sleek laminate countertops, ample cabinet space, and a fresh, modern look that's perfect for cooking and entertaining. The bathroom has been fully refreshed with new tile. Both spacious bedrooms provide plenty of natural light and room to unwind after a busy day. You're just steps away from grocery stores, restaurants, cafes, and all the vibrant amenities downtown has to offer. Whether you're running errands or exploring the city, everything you need is right at your fingertips. Don't miss this opportunity to own a stylish, low-maintenance condo in one of the most desirable areas. Schedule your showing today and experience the best of downtown living!</b>		
Inclusions:	<b>N/A</b>		
Property Listed By:	<b>EXP REALTY</b>		

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



