

**317, 111 Charles Avenue
Fort McMurray, Alberta**

MLS # A2183152



\$62,000

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|------------------|------------------------------------|---------------|-------------------|
| Division: | Downtown | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Multi Level Unit | | |
| Size: | 838 sq.ft. | Age: | 1973 (52 yrs old) |
| Beds: | 2 | Baths: | 1 |
| Garage: | Off Street | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|--|-------------------|--------|
| Heating: | Baseboard, Hot Water | Water: | - |
| Floors: | Carpet, Vinyl | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 630 |
| Basement: | - | LLD: | - |
| Exterior: | Mixed | Zoning: | CBD1 |
| Foundation: | - | Utilities: | - |
| Features: | No Animal Home, No Smoking Home, Storage | | |

Inclusions: None

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!