

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

**MLS # A2183152**



**\$62,000**

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

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

**Inclusions:** None

Welcome to 317-111 Charles Avenue, Fort McMurray, AB &ndash; 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!