

# \$55,900 - 404, 111 Charles Avenue, Fort McMurray

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MLS® #A2204219

**\$55,900**

2 Bedroom, 1.00 Bathroom, 668 sqft

Residential on 0.00 Acres

Downtown, Fort McMurray, Alberta

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. Donâ€™t miss your chance to own a piece of downtown living at an affordable price!

Built in 1973

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2204219          |
| Price          | \$55,900          |
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 668               |
| Acres          | 0.00              |
| Year Built     | 1973              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 404, 111 Charles Avenue |
| Subdivision | Downtown                |



|             |               |
|-------------|---------------|
| City        | Fort McMurray |
| County      | Wood Buffalo  |
| Province    | Alberta       |
| Postal Code | T9H1R3        |

### **Amenities**

|                |             |
|----------------|-------------|
| Amenities      | None        |
| Parking Spaces | 1           |
| Parking        | Parking Pad |

### **Interior**

|                   |                                            |
|-------------------|--------------------------------------------|
| Interior Features | Laminate Counters                          |
| Appliances        | Microwave, Range, Range Hood, Refrigerator |
| Heating           | Radiant                                    |
| Cooling           | None                                       |
| # of Stories      | 4                                          |

### **Exterior**

|                   |            |
|-------------------|------------|
| Exterior Features | None       |
| Roof              | Asphalt    |
| Construction      | Wood Frame |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 20th, 2025 |
| Days on Market | 47               |
| Zoning         | CBD1             |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | EXP REALTY |
|----------------|------------|

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