

313, 111 Charles Avenue  
Fort McMurray, Alberta

MLS # A2123375



## \$49,900

<b>Division:</b>	Downtown		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	662 sq.ft.	<b>Age:</b>	1973 (51 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard

**Water:** -

**Floors:** Vinyl

**Sewer:** -

**Roof:** -

**Condo Fee:** \$ 498

**Basement:** -

**LLD:** -

**Exterior:** Vinyl Siding, Wood Frame

**Zoning:** CBD1

**Foundation:** -

**Utilities:** -

**Features:** Laminate Counters, Open Floorplan, See Remarks, Storage

**Inclusions:** Fridge, Stove, Microwave

Welcome to 111 Charles Avenue, situated in the heart of downtown Fort McMurray! This 1-bedroom, 1-bathroom apartment is a great opportunity for investors, first-time home buyers, commuters, and more. Upon entering, you'll notice the fresh paint and luxury vinyl plank flooring throughout the entire unit. The kitchen has been updated with modern gold hardware, refinished cabinetry, and comes equipped with a refrigerator, stove, and microwave. The living room is spacious and bright, featuring a new electric fireplace for added elegance. The large primary bedroom offers a generously sized closet. The bathroom has been revamped with the same vinyl flooring and a new vanity complete with a motion-sensor faucet. Additionally, there is an in-unit storage space. Conveniently located within walking distance to shopping, schools, parks, and bus routes + more. Don't miss this fantastic opportunity to own a well-maintained home at an affordable price! Schedule your private tour today!