

409, 111 Charles Avenue  
Fort McMurray, Alberta

MLS # A2158483



## \$69,900

<b>Division:</b>	Downtown		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	924 sq.ft.	<b>Age:</b>	1973 (51 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 624
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	CBD1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, See Remarks		

**Inclusions:** Dishwasher, Microwave, Range Hood, Window Coverings, Stove, Refrigerator

Welcome to 111 Charles Avenue Unit 409 located in the heart of downtown, close to many amenities where your investment opportunity awaits! This top floor, 2 bedroom, 1 bathroom unit is upgraded with vinyl flooring throughout. Upon entering the unit you have your fully equipped kitchen, featuring stainless steel appliances and bright white cabinets. The main living and dining area located off of the kitchen offers tons of space for dining and living space in addition the large window allows tons of natural light into the unit. Down the hallway from your main living area you can find your own oversized storage room. The unit also features two spacious bedrooms and a 4 piece bathroom. This unit also comes with one assigned parking stall. This home is perfectly located in the heart of downtown within walking distance to schools, parks, the river, walking trails, shopping and so much more! Don't miss out on this opportunity, call today for a viewing!