

# \$53,499 - 404, 111 Charles Avenue, Fort McMurray

MLS® #A2204219

**\$53,499**

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	\$53,499
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	147
Zoning	CBD1

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.