

# \$59,900 - 303, 111 Charles Avenue, Fort McMurray

MLS® #A2191693

**\$59,900**

2 Bedroom, 1.00 Bathroom, 854 sqft  
Residential on 0.00 Acres

Downtown, Fort McMurray, Alberta

This beautifully updated 2-bedroom condo, perfectly situated in the heart of downtown! This move-in-ready gem has been thoughtfully upgraded. Step inside to find brand-new luxury vinyl plank (LVP) flooring that flows seamlessly throughout the condo. Also has new baseboard throughout this condo. The kitchen is a standout feature, boasting sleek laminate countertops, ample cabinet space, and a fresh, modern look that's perfect for cooking and entertaining. The bathroom has been fully refreshed with new tile. Both spacious bedrooms provide plenty of natural light and room to unwind after a busy day. You're just steps away from grocery stores, restaurants, cafes, and all the vibrant amenities downtown has to offer. Whether you're running errands or exploring the city, everything you need is right at your fingertips. Don't miss this opportunity to own a stylish, low-maintenance condo in one of the most desirable areas. Schedule your showing today and experience the best of downtown living!

Built in 1973

## Essential Information

MLS® #	A2191693
Price	\$59,900
Bedrooms	2
Bathrooms	1.00



Full Baths	1
Square Footage	854
Acres	0.00
Year Built	1973
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Active

### **Community Information**

Address	303, 111 Charles Avenue
Subdivision	Downtown
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H1R3

### **Amenities**

Amenities	Elevator(s)
Parking Spaces	1
Parking	Stall

### **Interior**

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

### **Exterior**

Exterior Features	None
Construction	Vinyl Siding, Wood Frame

### **Additional Information**

Date Listed	February 1st, 2025
Days on Market	81
Zoning	CBD1

### **Listing Details**

Listing Office

EXP REALTY

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.