

# \$56,900 - 303, 111 Charles Avenue, Fort McMurray

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MLS® #A2240363

**\$56,900**

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® #    | A2240363 |
| Price     | \$56,900 |
| Bedrooms  | 2        |
| Bathrooms | 1.00     |



|                |                   |
|----------------|-------------------|
| Full Baths     | 1                 |
| Square Footage | 854               |
| Acres          | 0.00              |
| Year Built     | 1973              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| 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    | July 16th, 2025 |
| Days on Market | 67              |
| Zoning         | CBD1            |

### Listing Details

Listing Office

EXP REALTY

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