



GRASSROOTS
REALTY GROUP

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303, 111 Charles Avenue
Fort McMurray, Alberta

MLS # A2240363



\$56,900

Division:	Downtown		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	854 sq.ft.	Age:	1973 (52 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Radiant	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 635
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	CBD1
Foundation:	-	Utilities:	-
Features:	Laminate Counters		

Inclusions:	N/A
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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!