



**GRASSROOTS**  
REALTY GROUP

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**318, 111 Charles Avenue  
Fort McMurray, Alberta**

**MLS # A2275486**



**\$44,900**

<b>Division:</b>	Downtown		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	860 sq.ft.	<b>Age:</b>	1973 (53 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>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 630
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	CBD1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Elevator		

**Inclusions:** N/A

Welcome to 318-111 Charles Avenue &mdash; This 2 bedrooms & 1 bath apartment ideally located downtown offers a functional layout featuring a spacious living room, a practical kitchen and dining area, making everyday living comfortable and convenient. The primary bedroom is generously sized, while the second bedroom provides additional flexibility. To complete the space is a full 4-piece bathroom and in-unit storage. The building is equipped with elevators, common laundry and includes one assigned parking stall. Situated close to schools, shopping, public transit, and downtown amenities, this condo offers an affordable opportunity for homeowners or investors alike. A great option for those seeking a low-maintenance lifestyle in a central location &mdash; book your private showing today!