



**411, 111 Charles Avenue
Fort McMurray, Alberta**

MLS # A2280514



\$44,500

Division:	Downtown		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	753 sq.ft.	Age:	1973 (53 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 635
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	CBD1
Foundation:	-	Utilities:	-
Features:	Elevator, Storage		

Inclusions: property sold 'as is, where is". schedule "A" attached must form part of all offers.

Opportunity awaits at 411-111 Charles Ave! This 2-bedroom, 1-bathroom foreclosure offers incredible value in the heart of downtown. Partially renovated, this unit provides a great head start for investors, first-time buyers, or anyone looking to add their own finishing touches. Enjoy the convenience of downtown living with close proximity to shopping, dining, public transit, and everyday amenities. With strong potential and an unbeatable location, this property is being sold as-is, where-is. Don't miss your chance to turn this into a fantastic investment or affordable home!