



**GRASSROOTS**  
REALTY GROUP

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**320, 111 Charles Avenue  
Fort McMurray, Alberta**

**MLS # A2289738**



**\$49,900**

<b>Division:</b>	Downtown		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	844 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>	Radiant	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 635
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	CBD1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters		

**Inclusions:** N/A

Welcome to 320-111 Charles Ave &mdash; a well-located 2 bedroom condo right in the heart of downtown. This unit is currently tenant-occupied and producing solid rental income, making it a great opportunity for investors or buyers looking for an affordable property with built-in revenue. close to shopping, restaurants, transit, and everyday amenities, this condo offers practical living in a central location. Whether you're looking to expand your investment portfolio or get into the market at an attractive price, this property is priced to sell and worth a look.