



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687

aloha@grassrootsrealty.ca

404, 111 Charles Avenue  
Fort McMurray, Alberta

MLS # A2204219



**\$53,499**

Division:	Downtown		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	668 sq.ft.	Age:	1973 (52 yrs old)
Beds:	2	Baths:	1
Garage:	Parking Pad		
Lot Size:	-		
Lot Feat:	-		

Heating:	Radiant
Floors:	Laminate
Roof:	Asphalt
Basement:	-
Exterior:	Wood Frame
Foundation:	-
Features:	Laminate Counters

Water:	-
Sewer:	-
Condo Fee:	\$ 498
LLD:	-
Zoning:	CBD1
Utilities:	-

Inclusions: N/A

Investor alert! This beautifully maintained 2-bedroom condo in the heart of downtown offers an unbeatable location close to all amenities, shopping, and transit. The updated kitchen boasts modern finishes. With its prime location and great rental potential, this condo is a fantastic opportunity for first-time buyers or savvy investors. Don't miss your chance to own a piece of downtown living at an affordable price!