



111 Charles Avenue Fort McMurray Alberta

\$55,000

Looking to stop paying rent or capitalize on an excellent investment opportunity for strong cash flow? This beautifully remodeled TWO-bedroom, condo with a bonus storage room is a must-see! Featuring brand-new modern white kitchen cabinets, sleek countertops, and a stylish backsplash, this unit boasts updated flooring and a bright, welcoming decor. It includes one energized above-ground parking stall, elevator access, and a secure building for your peace of mind. Located in the vibrant heart of downtown Fort McMurray, this condo is within walking distance of everything you need. Condo fees of \$463.47/month cover heat, water, sewer, garbage, common area maintenance, professional management, reserve fund contributions, yard care/snow removal, and building insurance. Perfect for first-time buyers or savvy investors, this property offers incredible value in a dynamic neighborhood. Downtown Fort McMurray is home to long-time residents, young couples, families, and students from Keyano College, all enjoying its festivals, markets, and rich community atmosphere. Don't miss this chance to own a stylish condo in an unbeatable location! (id:6769)

4pc Bathroom 7.50 Ft x 5.00 Ft

Bedroom 13.17 Ft x 11.83 Ft

Living room 13.00 Ft x 9.67 Ft

Foyer 7.83 Ft x 10.42 Ft

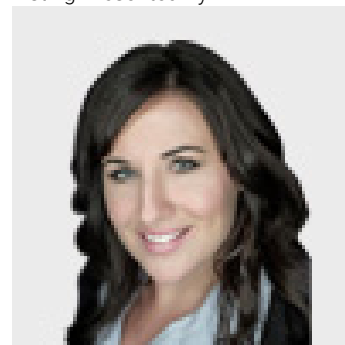
Kitchen 7.42 Ft x 7.08 Ft

Dining room 7.67 Ft x 7.83 Ft

Bedroom 14.92 Ft x 8.58 Ft

Storage 4.17 Ft x 4.42 Ft

Listing Presented By:



Originally Listed by:
EXP REALTY

RE/MAX

RE/MAX Fort McMurray

9919 Biggs Avenue , Fort
McMurray, AB,

Phone: 780-880-7173
jadenek@remax.net