



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**7 CLEARWATER Crescent #3, Fort McMurray T9H2B7**

MLS® #: **A2120962**

Area: **Downtown**

Listing Date: **04/08/24**

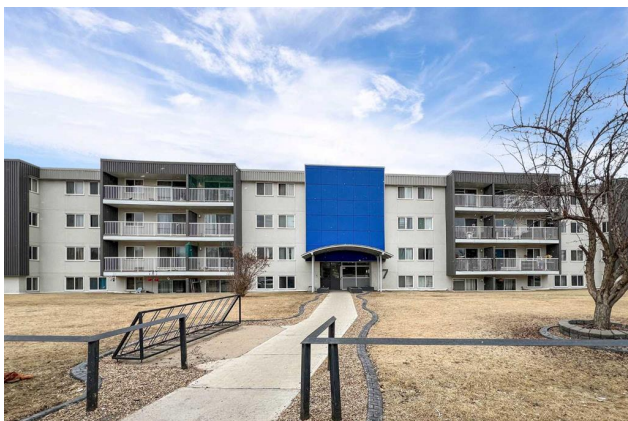
List Price: **\$59,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Fort McMurray**  
Year Built: **1977**

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **830**  
Low Sqft:  
Ttl Sqft: **830**

DOM

**40**

Layout

Beds: **2 (2 )**  
Baths: **1.0 (1 0)**  
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:

Park Feat: **Stall**

Utilities and Features

Roof:  
Heating: **Baseboard**  
Sewer:  
Ext Feat: **Other**

Construction: **Mixed**  
Flooring: **Carpet,Linoleum**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Range Hood,Refrigerator,Stove(s)**  
Int Feat: **Laminate Counters**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>4pc Bathroom</b>	<b>Main</b>	<b>5`1" x 7`9"</b>
<b>Dining Room</b>	<b>Main</b>	<b>10`8" x 8`11"</b>
<b>Living Room</b>	<b>Main</b>	<b>18`1" x 11`4"</b>
<b>Storage</b>	<b>Main</b>	<b>5`1" x 5`2"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Bedroom</b>	<b>Main</b>	<b>11`2" x 8`10"</b>
<b>Kitchen</b>	<b>Main</b>	<b>7`9" x 7`7"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>13`5" x 12`5"</b>

Legal/Tax/Financial

Condo Fee:  
**\$580**

Title:  
**Fee Simple**

Zoning:  
**CBD1**

Legal Desc:	7922297	Fee Freq: <b>Monthly</b>	Remarks
Pub Rmks:	<b>Welcome to 003-7 Clearwater Crescent! This spacious 2 bedroom 1 bathroom home is situated in the heart of downtown, close to all amenities including shopping, restaurants, public transit, and more. This well maintained home features a large living room, dining nook, a galley style kitchen with plenty of cupboard and counter space, and outside you can enjoy the beautiful summer evenings on your balcony. This property also comes with 1 assigned parking stall. Schedule your personal viewing today!</b>		
Inclusions:	<b>Fridge, Stove, Range Hood</b>		
Property Listed By:	<b>EXP REALTY</b>		

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (780) 804-4800**

