



THE
A-TEAM

**RE/MAX
FIRST**

9 CLEARWATER Crescent #205, Fort McMurray T9H 4A1

MLS® #: **A2124540**

Area: **Downtown**

Listing Date: **04/20/24**

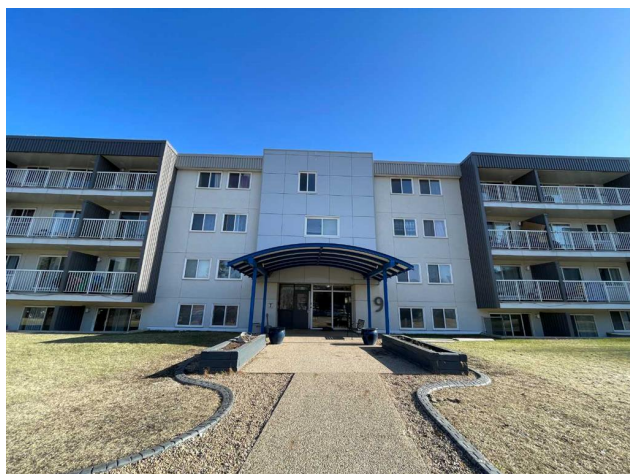
List Price: **\$49,900**

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

Finished Floor Area

Lot Sz Ar:

Abv Sqft:

691

Lot Shape:

Low Sqft:

Ttl Sqft:

691

DOM

28

Layout

Beds:

1 (1)

Baths:

1.0 (1 0)

Style:

Apartment

Parking

Ttl Park:

1

Garage Sz:

Access:

Lot Feat:

Park Feat:

Assigned,Stall

Utilities and Features

Roof:

Baseboard

Heating:

Sewer:

Ext Feat:

Balcony

Construction:

Mixed

Flooring:

Carpet,Linoleum

Water Source:

Fnd/Bsmt:

Kitchen Appl:

Microwave,Refrigerator,Stove(s)

Int Feat:

See Remarks

Utilities:

Room Information

Room

4pc Bathroom

Dining Room

Living Room

Level

Main

Main

Main

Dimensions

10`6" x 4`11"

7`9" x 7`6"

11`6" x 17`8"

Room

Bedroom

Kitchen

Level

Main

Main

Dimensions

11`5" x 15`2"

7`6" x 7`7"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$501

Fee Simple

CBD1

Fee Freq:

Monthly

Legal Desc:

7922297

Remarks

Pub Rmks:

Welcome to 9 #205 Clearwater Crescent: This is a fantastic investment opportunity or perfect if you're looking to dive into affordable home ownership. This one-bedroom, one-bath unit features a white kitchen, updated carpet, and a large private balcony. Located in the heart of downtown, just steps to all amenities, including the mall, this unit won't last long. Call today to schedule a private viewing!

Inclusions:

n/a

Property Listed By:

The Agency North Central Alberta

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

