



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**11 CLEARWATER Crescent #307, Fort McMurray T9H 2B7**

MLS® #: **A2125930**

Area: **Downtown**

Listing Date: **04/25/24**

List Price: **\$53,900**

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:

Finished Floor Area

Abv Sqft:

**700**

Low Sqft:

Ttl Sqft:

**700**

Lot Shape:

DOM

**24**

Layout

Beds:

**1 (1 )**

Baths:

**1.0 (1 0)**

Style:

**Apartment**

Parking

Ttl Park:

**1**

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Stall**

Utilities and Features

Roof:

**Baseboard**

Heating:

Sewer:

Ext Feat:

**Balcony**

Construction:

**Mixed**

Flooring:

**Carpet, Linoleum**

Water Source:

Fnd/Bsmt:

Kitchen Appl:

**Range Hood, Refrigerator, Stove(s)**

Int Feat:

**See Remarks**

Utilities:

Room Information

Room

**4pc Bathroom**

Level

**Main**

Dimensions

**0`0" x 0`0"**

Room

**Bedroom - Primary**

Level

**Main**

Dimensions

**11`4" x 14`3"**

Legal/Tax/Financial

Condo Fee:

**\$502**

Title:

**Fee Simple**

Fee Freq:

Zoning:

**CBD1**

|  |  |         |         |
|--|--|---------|---------|
| Legal Desc:  | 7922297  | Monthly | Remarks |
| Pub Rmks:  | Seriously one of the CLEANEST UNITS I have been in! Currently TENANT Occupied through the RENTAL POOL. GREAT LOCATION! QUIET BUILDING! You are welcomed into the apartment that boasts a large living room that opens to the dining area that leads to the walk through kitchen! The massive bedroom is down the hall and has a huge closet. There is a large 4pc bathroom plus a storage room and linen closet for extra storage for all of you things. The laundry rm is right across the hallway. These building have been well managed within the past years and has ample amount in the reserve fund in case of any repairs. walking distance to Peter Pond Mall, Superstore, medical facilities, lots of restaurants plus many more convenient amenities! This complex is WELL MAINTAINED with annual roof, sewer and boiler inspections and a recent Reserve Fund Study that does not show any issues in the near future. This is a great place to call home with bussing within a block for City transit, work buses and school busses. Or this could be a GREAT INVESTMENT as well. YOU CAN JOIN THE RENTAL POOL and be worry free while your potential investment works for you! EFFICIENT PROPERTY MANAGER and site staffing. Call for more information to see this great property! |         |         |
| Inclusions:  | Fridge, Stove, Range Hood  |         |         |
| Property Listed By:  | ROYAL LEPAGE BENCHMARK   |         |         |
| TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (780) 804-4800 |  |         |         |

