



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**11 CLEARWATER Crescent #107, Fort McMurray T9H 2B7**

MLS® #: **A2140925**

Area: **Downtown**

Listing Date: **06/12/24**

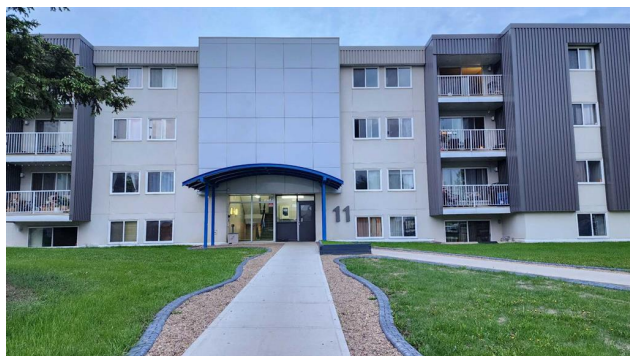
List Price: **\$47,000**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$3k, 24-Aug**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **730**  
Low Sqft:  
Ttl Sqft: **730**

DOM

**96**  
Layout  
Beds: **1 (1 )**  
Baths: **1.0 (1 0)**  
Style: **Apartment**

Lot Information

Lot Sz Ar:  
Lot Shape:

Parking

Ttl Park: **1**  
Garage Sz:

Access:  
Lot Feat:  
Park Feat:

**Stall**

Utilities and Features

Roof:  
Heating: **Ceiling**  
Sewer:  
Ext Feat: **None**

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

Kitchen Appl: **Electric Stove, Range Hood, Refrigerator**  
Int Feat: **Ceiling Fan(s)**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	Main	16`7" x 11`5"	4pc Bathroom	Main	10`5" x 4`9"

Legal/Tax/Financial

Condo Fee: **\$501**  
Legal Desc: **7922297**  
Title: **Fee Simple**  
Fee Freq: **Monthly**

Zoning: **CBD1**

Remarks

Pub Rmks: **A fantastic location and a well-managed building await you! This 1 Bed 1 Bath apartment features a spacious living room that flows into the dining area, which then**

leads to a walk-through kitchen. The massive bedroom down the hall includes a big closet. Additionally, there is a sizable 4-piece bathroom, along with a storage room and a linen closet for extra storage. These buildings have been expertly managed over the years, maintaining ample reserves for the necessary repairs. Conveniently within walking distance to Peter Pond Mall, Superstore, medical facilities, numerous restaurants, and many other amenities! The complex is well-maintained, with annual inspections of the roof, sewer, and boiler. A recent reserve fund study indicates no issues in the foreseeable future. This is an ideal place to call home, with bus services for city transit, work, and school buses all within a block. It also presents a great investment opportunity; you can join the rental pool and enjoy worry-free management while your investment works for you. The property management and on-site staff are highly efficient. Call for more information and to view this exceptional property!

Inclusions:

**None**

Property Listed By:

**EXP REALTY**

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