



THE
A-TEAM

**RE/MAX
FIRST**

13 CLEARWATER Crescent #005, Fort McMurray T9H 2B7

MLS® #: **A2171471**

Area: **Downtown**

Listing Date: **11/07/24**

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

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **703**
Low Sqft:
Ttl Sqft: **703**

Lot Information

Lot Sz Ar:
Lot Shape:

DOM

44
Layout
Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Access:
Lot Feat:
Park Feat: **Off Street**

Utilities and Features

Roof: **See Remarks**
Heating: **Baseboard,Hot Water**
Sewer:
Ext Feat: **Balcony**

Construction: **Wood Frame**
Flooring: **Carpet,Vinyl Plank**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Electric Stove,Microwave,Refrigerator**
Int Feat: **Closet Organizers,Laminate Counters,No Smoking Home**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	17`1" x 11`5"
Bedroom - Primary	Main	15`1" x 11`5"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Eat in Kitchen	Main	15`1" x 8`8"
4pc Bathroom	Main	

Legal/Tax/Financial

Condo Fee:
\$501

Title:
Fee Simple

Zoning:
CBD1

Legal Desc:

7922297

Fee Freq:
Monthly

Remarks

Pub Rmks:

Located in the heart of downtown, this unit is renovated throughout including the flooring, kitchen cabinets and the full bathroom! Whether you are tired of renting and looking to own or you're looking for an investment property, you have found it here! This 1 bedroom, 1 bathroom unit includes an assigned parking stall and is walking distance to all amenities.

Inclusions:

Furniture Negotiable

Property Listed By:

People 1st Realty

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



