



THE
A-TEAM

**RE/MAX
FIRST**

11 CLEARWATER Crescent #5, Fort McMurray T9H 2B7

MLS® #: **A2173549**

Area: **Downtown**

Listing Date: **10/18/24**

List Price: **\$59,000**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **736**
Low Sqft:
Ttl Sqft: **736**

DOM

3
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:
Heating: **Baseboard**
Sewer:
Ext Feat: **Balcony**

Construction: **Mixed**
Flooring: **Vinyl Plank**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Range Hood, Refrigerator, Stove(s)**
Int Feat: **See Remarks**
Utilities:

Room Information

Room | Level | Dimensions
Living Room | **Main** | **17' 3" x 11' 5"**
Dining Room | **Main** | **7' 3" x 7' 6"**
4pc Bathroom | **Main** | **10' 5" x 4' 10"**

Room | Level | Dimensions
Kitchen | **Main** | **7' 5" x 7' 4"**
Bedroom - Primary | **Main** | **11' 6" x 14' 1"**
Storage | **Main** | **7' 5" x 3' 0"**

Legal/Tax/Financial

Condo Fee: **\$501**

Title: **Fee Simple**
Fee Freq:

Zoning: **CBD1**

Legal Desc:

7922297

Monthly

Remarks

Pub Rmks:

BEAUTIFULLY RENOVATED VACANT 1 BEDROOM ready for you!! GREAT LOCATION! QUIET BUILDING! You are welcomed into the apartment with a large living room that opens to the dining area leading to the walk-through kitchen! The massive bedroom is down the hall and has a huge closet. There is a large 4pc bathroom, a storage room, and a linen closet for extra storage for all your things. The laundry room is right across the hallway. These buildings have been well managed within the past years and have ample 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 at this time. This is a great place to call home with bussing within a block for City transit, work buses and school buses. 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:

N/A

Property Listed By:

ROYAL LEPAGE BENCHMARK

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



