



THE
A-TEAM

**RE/MAX
FIRST**

11 CLEARWATER Crescent #007, Fort McMurray T9H 2B7

MLS® #: **A2186279** Area: **Downtown** Listing Date: **01/10/25** List Price: **\$55,000**
 Status: **Active** County: **Wood Buffalo** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Multi-Family**
 Sub Type: **Apartment**
 City/Town: **Fort McMurray**
 Year Built: **1977**

Finished Floor Area
 Abv Sqft: **693**
 Low Sqft:
 Ttl Sqft: **693**

DOM

10
Layout
 Beds: **0**
 Baths: **0.0 (0 0)**
 Style: **Apartment**

Lot Information

Lot Sz Ar:
 Lot Shape:

Parking

Ttl Park: **1**
 Garage Sz:

Access:

Lot Feat:
 Park Feat: **Assigned, Parking Pad**

Utilities and Features

Roof: **Asphalt**
 Heating: **Baseboard**
 Sewer: **Sewer**
 Ext Feat:

Construction: **Wood Frame**
 Flooring:
 Water Source: **Public**
 Fnd/Bsmt:

Kitchen Appl: **Electric Stove, Range Hood, Refrigerator**

Int Feat:
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
			Legal/Tax/Financial		

Title: **Fee Simple** Zoning: **CBD1**
 Legal Desc: **7922297**

Remarks

Pub Rmks: **RENOVATED & available for IMMEDIATE POSSESSION, This Beautiful 1 BEDROOM , 1 Full BATHROOM Condo / Apartment is Conveniently located in DOWNTOWN with walking access to all amenities. this Condo has just been renovated boasting NEW VINYL PLANK FLOORING, FRESH PAINT, NEW BEDROOM WINDOW. SPACIOUS**

ENTRANCE leading you into the LARGE SUNNY LIVING ROOM FEATURING PATIO DOOR TO BACK PATIO, BRIGHT DINETTE AREA, and a CONVENIENTLY LAID OUT KITCHEN, LARGE STORAGE area. OVER SIZED PRIMARY BEDROOM with LARGE CLOSET. ASSIGNED PARKING. IMMEDIATE POSSESSION AVAILABLE, PERFECT INVESTMENT PROPERTY OR LIVE FOR CHEAP. ALL APPLIANCES

Inclusions:
Property Listed By:

**Existing Window Coverings
COLDWELL BANKER UNITED**

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



