



THE
A-TEAM

**RE/MAX
FIRST**

11 CLEARWATER Crescent #206, Fort McMurray T9H 2B7

MLS®#: **A2190007**

Area: **Downtown**

Listing Date: **01/24/25**

List Price: **\$51,000**

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**

Finished Floor Area
Abv Sqft: **696**
Low Sqft:
Ttl Sqft: **696**

DOM

29
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: **Assigned,Stall**

Utilities and Features

Roof:
Heating: **Baseboard**
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

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	7`6" x 7`6"
Living Room	Main	17`6" x 11`8"
4pc Bathroom	Main	4`8" x 7`7"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	7`5" x 7`9"
Bedroom - Primary	Main	11`3" x 13`8"

Legal/Tax/Financial

Condo Fee:
\$491

Title: **Fee Simple**
Fee Freq:

Zoning: **CBD1**

Monthly

Legal Desc: 7922297

Remarks

Pub Rmks: **Currently, TENANT occupied through the RENTAL POOL. This Great Revenue/Investment property or starter home is in the heart of downtown, close to shopping malls and all amenities. This one-bedroom, one full 4pc bathroom unit includes a large living room with a balcony off of it and lots of natural light. The galley kitchen has a fridge, stove, ample countertops and cabinets, and the dining area for your meals. There is a massive primary bedroom with a huge closet. The great-sized storage room is in the unit for your big stuff, and a front entrance closet and a large linen closet as well for all your extra storage needs. This is a great place to call home and is close to the City transit, work buses and school buses, and also right across the street from the mall. This would also make 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 and 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



