



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: **\$49,000**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$2k, 24-Apr**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Apartment

City/Town:

Fort McMurray

Year Built:

1977

Lot Information

Lot Sz Ar:

Lot Shape:

Finished Floor Area

Abv Sqft:

696

Low Sqft:

Ttl Sqft:

696

DOM

167

Layout

Beds:

1 (1)

Baths:

1.0 (1 0)

Style:

Apartment

Parking

Ttl Park:

1

Garage Sz:

Access:

Lot Feat:

Park Feat:

Assigned,Stall

Utilities and Features

Roof:

Baseboard

Heating:

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

Room

Kitchen

Living Room

4pc Bathroom

Level

Main

Main

Main

Dimensions

7`6" x 7`6"

17`6" x 11`8"

4`8" x 7`7"

Room

Dining Room

Bedroom - Primary

Level

Main

Main

Dimensions

7`5" x 7`9"

11`3" x 13`8"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$491

Fee Simple

CBD1

Fee Freq:

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



