



THE
A-TEAM

**RE/MAX
FIRST**

7 CLEARWATER Crescent #7, Fort McMurray T9H 3Z9

MLS® #: **A2190027**

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: **685**
Low Sqft:
Ttl Sqft: **685**

DOM

67
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: **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>
Living Room	Main	11`4" x 17`3"
Dining Room	Main	7`4" x 7`3"
4pc Bathroom	Main	8`0" x 5`0"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	7`4" x 7`5"
Bedroom - Primary	Main	14`1" x 11`5"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$491

Fee Simple

CBD1

Fee Freq:
Monthly

Legal Desc: **7922297**

Remarks

Pub Rmks: **VACANT 1 BEDROOM with some renovations ready for you to call home or great investment!! Great Location and 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. 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 This is a great place to call home, with bussing within a block for City transit, work buses and school buses. 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: **Furniture optional**
Property Listed By: **ROYAL LEPAGE BENCHMARK**

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





