



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**13 CLEARWATER Crescent #207, Fort McMurray T9H 2B7**

MLS® #: **A2201506**

Area: **Downtown**

Listing Date: **03/11/25**

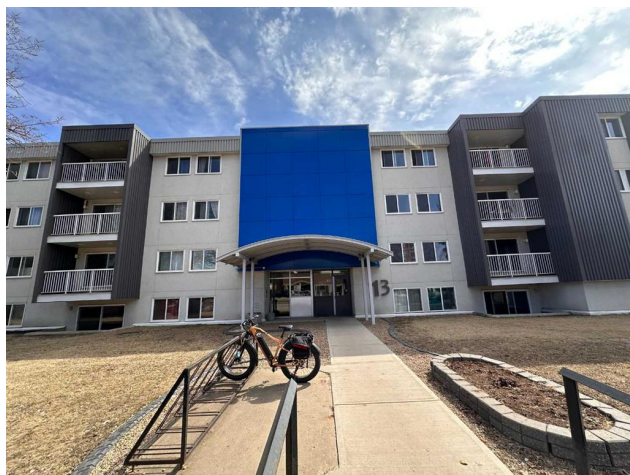
List Price: **\$51,000**

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: **707**  
Low Sqft:  
Ttl Sqft: **707**

DOM

**20**  
Layout  
Beds: **1 (1 )**  
Baths: **1.0 (1 0)**  
Style: **Apartment-Single Level Unit**

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>	<u>Room</u> Legal/Tax/Financial	<u>Level</u>	<u>Dimensions</u>
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Condo Fee:  
**\$501**

Title: **Fee Simple**  
Fee Freq: **Monthly**

Zoning: **CBD1**

Legal Desc:

7922297

Remarks

Pub Rmks:

**One-bedroom apartment that is 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, close to the city transit, work buses, and school buses, and 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**





