



THE
A-TEAM

**RE/MAX
FIRST**

11 CLEARWATER Crescent #202, Fort McMurray T9H 2B7

MLS® #: **A2212214** Area: **Downtown** Listing Date: **04/15/25** List Price: **\$50,900**
 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**

Lot Information

Lot Sz Ar:
 Lot Shape:

Finished Floor Area

Abv Sqft: **694**
 Low Sqft:
 Ttl Sqft: **694**

DOM

4

Layout

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

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: **Vinyl**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Microwave,Refrigerator,Stove(s)**
 Int Feat: **Open Floorplan**
 Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|--------------|-------|---------------|-------------|-------|---------------|
| Living Room | Main | 11`5" x 17`9" | Dining Room | Main | 8`0" x 7`9" |
| Kitchen | Main | 7`8" x 7`7" | Bedroom | Main | 11`5" x 15`4" |
| 4pc Bathroom | Main | 7`11" x 4`11" | Foyer | Main | 9`0" x 4`5" |

Legal/Tax/Financial

Condo Fee: **\$491** Title: **Fee Simple** Zoning: **CBD1**
 Fee Freq:

Legal Desc:

7922297

Monthly

Remarks

Pub Rmks:

Why rent when you can own? This bright and functional 1 bed, 1 bath condo is a savvy choice for investors or first-time buyers. Located in the heart of downtown Fort McMurray, it offers a spacious layout, ample storage, and a large covered balcony for added living space. Stylish vinyl flooring (no carpet) and updated bathroom fixtures make it truly turnkey. Includes assigned parking stall #132. Affordable. Move-in ready. High rental potential. Condo fee: \$491.41/month

Inclusions:

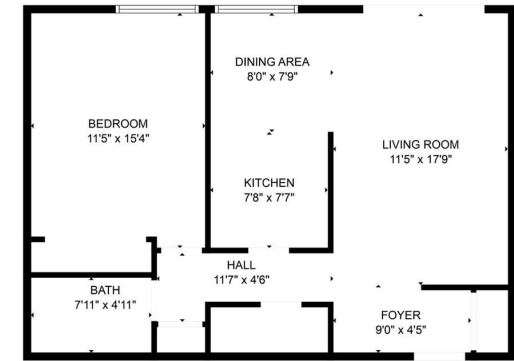
Fridge, stove, microwave

Property Listed By:

COLDWELL BANKER UNITED

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





TOTAL: 694 sq. ft.
FOYER: 41 sq. ft.

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