



THE
A-TEAM

**RE/MAX
FIRST**

7 CLEARWATER Crescent #208, Fort McMurray T9K 3Z9

MLS® #: **A2223235**

Area: **Downtown**

Listing Date: **05/22/25**

List Price: **\$49,000**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

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:

694

Low Sqft:

Ttl Sqft:

694

DOM

49

Layout

Beds:

1 (1)

Baths:

1.0 (1 0)

Style:

**Apartment-Single
Level Unit**

Access:

Lot Feat:

Park Feat:

Stall

Parking

Ttl Park:

1

Garage Sz:

Utilities and Features

Roof:

Baseboard

Heating:

Sewer:

Ext Feat:

Balcony

Construction:

Mixed

Flooring:

Carpet, Linoleum

Water Source:

Fnd/Bsmt:

Kitchen Appl:

Electric Stove, Range Hood, Refrigerator

Int Feat:

See Remarks

Utilities:

Room Information

Room

Level

Dimensions

Room

Legal/Tax/Financial

Level

Dimensions

Condo Fee:

\$491

Title:

Fee Simple

Fee Freq:

Monthly

Zoning:

CBD1

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



