



THE
A-TEAM

**RE/MAX
FIRST**

7 CLEARWATER Crescent #307, Fort McMurray T9H 3Z9

MLS® #: **A2229239**

Area: **Downtown**

Listing Date: **06/11/25**

List Price: **\$47,700**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential
Apartment**
Sub Type: **Fort McMurray**
City/Town: **1977**

Lot Information

Year Built:
Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **455**
Low Sqft:
Ttl Sqft: **455**

DOM

22

Layout

Beds: **0**
Baths: **1.0 (1 0)**
Style: **Apartment-
Loft/Bachelor/Studio**

Parking

Ttl Park: **1**
Garage Sz:

Access:
Lot Feat:
Park Feat:

Stall

Utilities and Features

Roof:
Heating: **Other**
Sewer:
Ext Feat: **Courtyard,Other**

Construction:
Aluminum Siding ,Stucco,Wood Frame
Flooring:
Laminate,Vinyl Plank
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Microwave,Range Hood,Refrigerator,Stove(s),Window Coverings**
Int Feat:
Utilities: **See Remarks**

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			<u>Legal/Tax/Financial</u>		
Condo Fee: \$324		Title: Fee Simple Fee Freq: Monthly		Zoning: CBD1	
Legal Desc:	7922297		<u>Remarks</u>		

Pub Rmks:

Are you looking for your very own space nestled in the heart of downtown for much less than you'd pay for rent? Unit 307 offers independent living in this locally managed condo located at 7 Clearwater Crescent. Upon entering you'll be pleased with the modern paint and bathroom reno's. Perfect for the young professional or someone just beginning their homeownership journey. This studio apartment has everything you need, including low monthly condo fees. Its central location provides convenient access to many downtown restaurants, shops, and nightlife, just steps outside your door. If you need to venture further, it is located near bus stops, and also comes with its own assigned parking stall. Book a private tour through this perfectly appointed abode today!

Inclusions:

N/A

Property Listed By:

People 1st Realty

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



