



THE  
**A-TEAM**

**RE/MAX  
FIRST**

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

MLS® #: **A2238022**

Area: **Downtown**

Listing Date: **07/07/25**

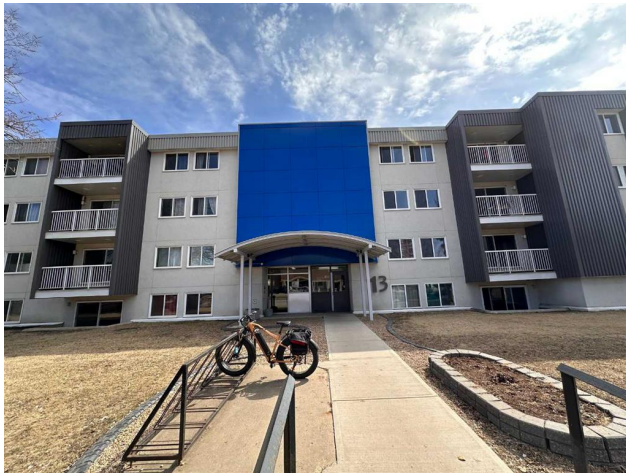
List Price: **\$48,000**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **700**

Low Sqft:

Ttl Sqft: **700**

Lot Information

Lot Sz Ar:

Lot Shape:

DOM

**2**

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: **Baseboard**

Sewer: **Baseboard**

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

Room

Level

Dimensions

Room

Legal/Tax/Financial

Level

Dimensions

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**





