



THE
A-TEAM

**RE/MAX
FIRST**

11 CLEARWATER Crescent #304, Fort McMurray T9H2V8

MLS® #: **A2240598**

Area: **Downtown**

Listing Date: **07/18/25**

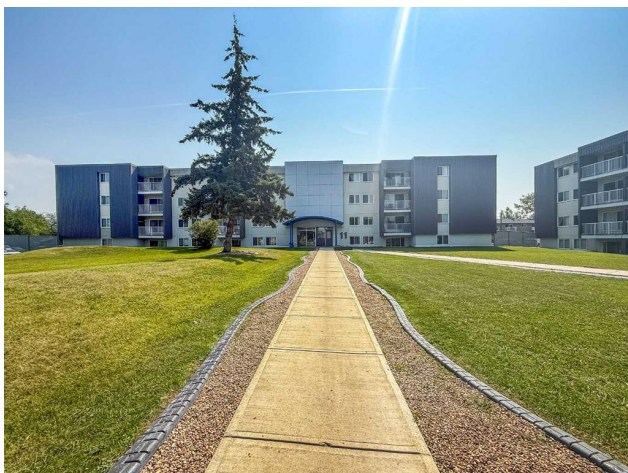
List Price: **\$72,000**

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: **986**
Low Sqft:
Ttl Sqft: **986**

Lot Information

Lot Sz Ar:
Lot Shape:

DOM

0

Layout

Beds: **2 (2)**
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:
Heating: **Baseboard**
Sewer:
Ext Feat: **Balcony**

Construction:
Mixed
Flooring:
Carpet,Laminate
Water Source:
Fnd/Bsmt:

Kitchen Appl: **See Remarks**
Int Feat: **Closet Organizers,Laminate Counters,No Animal Home,No Smoking Home,See Remarks**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			Legal/Tax/Financial		

Condo Fee: \$609	Title: Fee Simple Fee Freq: Monthly	Zoning: CBD1
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Legal Desc:

7922297

Remarks

Pub Rmks:

Welcome to this TOP FLOOR, TWO BEDROOM UNIT with east facing windows and a view of the riverbank from your updated balcony! Owner occupied for over 20 years, this spacious, bright and meticulously kept apartment unit will immediately feel like home. you are welcomed by a spacious foyer offering 2 great closets for all of the coats & shoes plus extra storage space. Plenty of room to host and gather in this large living room with appointed dining space and galley style kitchen. Two generous sized bedrooms with good closets and a full bathroom complete this interior space. Outside is a gorgeous, updated balcony with views of the river banks and a ton of greenery. The well maintained building was recently updated with metal siding & fresh paint. This is a rare opportunity to own a top floor, 2 bedroom unit in a central downtown location; be sure to call today to schedule your private viewing.

Inclusions:

fridge, stove, dishwasher

Property Listed By:

EXP REALTY

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















