

# \$48,000 - 206, 11 Clearwater Crescent, Fort McMurray

MLS® #A2190007

**\$48,000**

1 Bedroom, 1.00 Bathroom, 696 sqft

Residential on 0.00 Acres

Downtown, Fort McMurray, Alberta

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

Built in 1977

## Essential Information

MLS® #	A2190007
Price	\$48,000
Bedrooms	1
Bathrooms	1.00



Full Baths	1
Square Footage	696
Acres	0.00
Year Built	1977
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Active

### Community Information

Address	206, 11 Clearwater Crescent
Subdivision	Downtown
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 2B7

### Amenities

Amenities	Coin Laundry, Parking
Parking Spaces	1
Parking	Assigned, Stall

### Interior

Interior Features	See Remarks
Appliances	Range Hood, Refrigerator, Stove(s)
Heating	Baseboard
Cooling	None
# of Stories	4

### Exterior

Exterior Features	Balcony
Construction	Mixed

### Additional Information

Date Listed	January 24th, 2025
Days on Market	211
Zoning	CBD1

### Listing Details

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.