

\$50,000 - 7, 7 Clearwater Crescent, Fort McMurray

MLS® #A2190027

\$50,000

1 Bedroom, 1.00 Bathroom, 685 sqft

Residential on 0.00 Acres

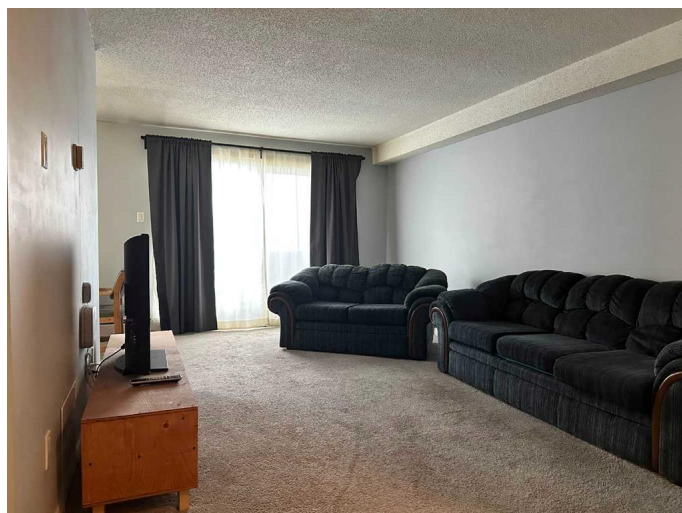
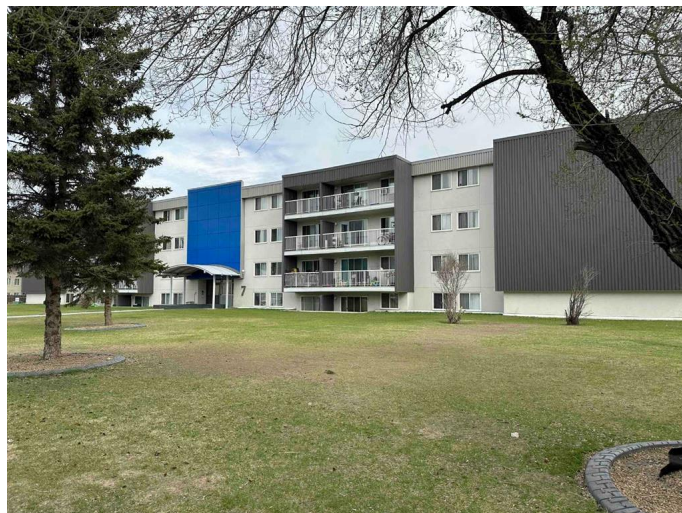
Downtown, Fort McMurray, Alberta

VACANT 1 BEDROOM with some renovations ready for you to call home or great investment!! Great Location and quiet Building! You are welcomed into the apartment with a large living room that opens to the dining area leading to the walk-through kitchen! The massive bedroom is down the hall and has a huge closet. There is a large 4pc bathroom, a storage room, and a linen closet for extra storage for all your things. The laundry room is right across the hallway. Walking distance to Peter Pond Mall, Superstore, medical facilities, lots of restaurants, plus many more convenient amenities! This complex is well maintained with annual roof, sewer and boiler inspections. This is a great place to call home, with bussing within a block for City transit, work buses and school buses. 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 to see this great property!

Built in 1977

Essential Information

| | |
|----------------|----------|
| MLS® # | A2190027 |
| Price | \$50,000 |
| Bedrooms | 1 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 685 |



| | |
|------------|-------------|
| Acres | 0.00 |
| Year Built | 1977 |
| Type | Residential |
| Sub-Type | Apartment |
| Style | Apartment |
| Status | Active |

Community Information

| | |
|-------------|--------------------------|
| Address | 7, 7 Clearwater Crescent |
| Subdivision | Downtown |
| City | Fort McMurray |
| County | Wood Buffalo |
| Province | Alberta |
| Postal Code | T9H 3Z9 |

Amenities

| | |
|----------------|-------|
| Amenities | None |
| Parking Spaces | 1 |
| Parking | 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

| | |
|----------------|------------------------|
| Listing Office | ROYAL LEPAGE BENCHMARK |
|----------------|------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.