

# \$59,000 - 113, 7 Clearwater Crescent, Fort McMurray

MLS® #A2205717

**\$59,000**

2 Bedroom, 1.00 Bathroom, 830 sqft

Residential on 0.00 Acres

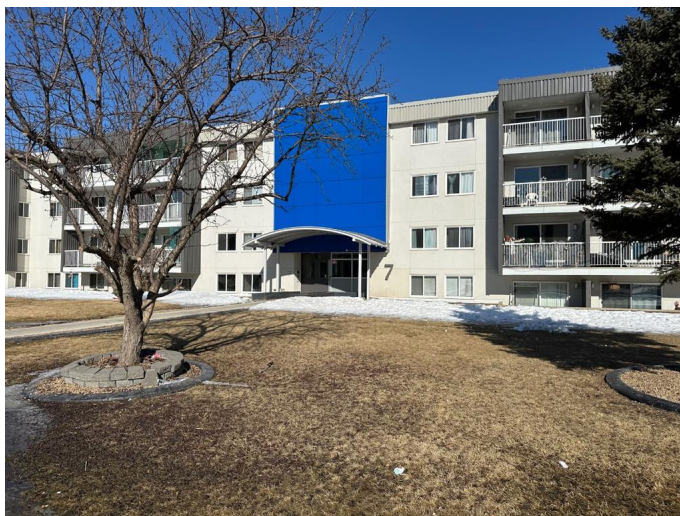
Downtown, Fort McMurray, Alberta

2 BEDROOM Unit!! Great revenue/Investment property or starter home in the heart of downtown, close to shopping malls and all amenities. Features of this TWO bedroom, one full bathroom unit include a large living room with a balcony off of it and lots of natural light. The galley kitchen has a fridge, stove and ample countertops and cabinets plus the dining area for your meals. There is a massive primary bedroom and a great sized second bedroom! There is a 4 pc bathroom. The huge 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 unit is at a great price for a quick sale with tenants in place if you stay in the Rental pool! Call today to see for yourself!

Built in 1977

## Essential Information

MLS® #	A2205717
Price	\$59,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	830
Acres	0.00
Year Built	1977
Type	Residential



Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	113, 7 Clearwater Crescent
Subdivision	Downtown
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 3Z9

### **Amenities**

Amenities	Coin Laundry
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	March 27th, 2025
Days on Market	5
Zoning	CBD1

### **Listing Details**

Listing Office	ROYAL LEPAGE BENCHMARK
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