

# \$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 | 212                |
| Zoning         | CBD1               |

### **Listing Details**

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