

# \$74,333 - 312, 9 Clearwater, Fort McMurray

MLS® #A2243591

**\$74,333**

2 Bedroom, 1.00 Bathroom, 978 sqft  
Residential on 0.00 Acres

Downtown, Fort McMurray, Alberta

Well-Maintained | Centrally Located |  
Affordable Living at Clearwater Court

Welcome to this bright and spacious 2-bedroom, 1-bathroom condo offering 978 sq ft of low-maintenance living in the heart of downtown. Located in the desirable Clearwater Court, this unit has been thoughtfully updated with modern laminate flooring and fresh paint within the past three years.

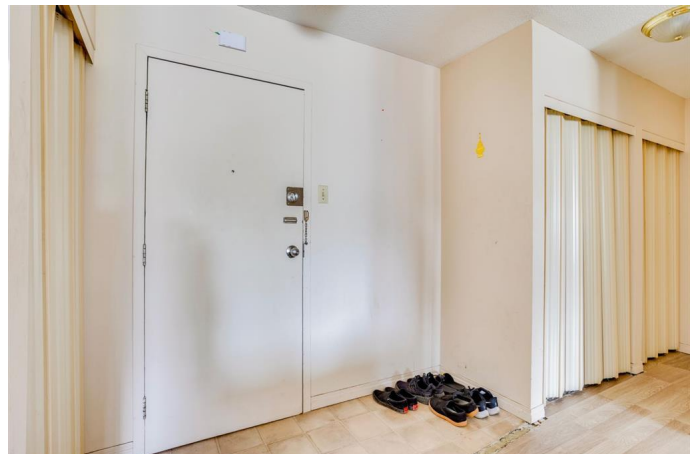
Enjoy an open-concept layout with large windows that flood the space with natural light. The primary bedroom features a 4-piece ensuite, providing both comfort and privacy. Step outside to your private exterior balcony—perfect for morning coffee or evening relaxation.

This well-managed building boasts a healthy reserve fund, and your condo fees cover: heat, exterior insurance, grounds maintenance, professional management, reserve fund contributions, sewer, trash, and water—making it a truly affordable and worry-free lifestyle.

Don't miss this opportunity—call today to book your private viewing!

Built in 1977

## Essential Information



|                |                   |
|----------------|-------------------|
| MLS® #         | A2243591          |
| Price          | \$74,333          |
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 978               |
| Acres          | 0.00              |
| Year Built     | 1977              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 312, 9 Clearwater |
| Subdivision | Downtown          |
| City        | Fort McMurray     |
| County      | Wood Buffalo      |
| Province    | Alberta           |
| Postal Code | T9K 2B7           |

### Amenities

|                |              |
|----------------|--------------|
| Amenities      | Coin Laundry |
| Parking Spaces | 1            |
| Parking        | Stall        |

### Interior

|                   |                                          |
|-------------------|------------------------------------------|
| Interior Features | Laminate Counters                        |
| Appliances        | Dishwasher, Electric Stove, Refrigerator |
| Heating           | Boiler                                   |
| Cooling           | None                                     |
| # of Stories      | 3                                        |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Balcony                  |
| Roof              | Asphalt Shingle, Shingle |
| Construction      | Vinyl Siding             |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 26th, 2025 |
| Days on Market | 63              |
| Zoning         | CBD1            |

### **Listing Details**

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

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.