

\$49,000 - 208, 7 Clearwater Crescent, Fort McMurray

MLS® #A2223235

\$49,000

1 Bedroom, 1.00 Bathroom, 694 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® # | A2223235 |
| Price | \$49,000 |
| Bedrooms | 1 |
| Bathrooms | 1.00 |



| | |
|----------------|-------------------|
| Full Baths | 1 |
| Square Footage | 694 |
| Acres | 0.00 |
| Year Built | 1977 |
| Type | Residential |
| Sub-Type | Apartment |
| Style | Single Level Unit |
| Status | Active |

Community Information

| | |
|-------------|----------------------------|
| Address | 208, 7 Clearwater Crescent |
| Subdivision | Downtown |
| City | Fort McMurray |
| County | Wood Buffalo |
| Province | Alberta |
| Postal Code | T9K 3Z9 |

Amenities

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

Interior

| | |
|-------------------|--|
| Interior Features | See Remarks |
| Appliances | Electric Stove, Range Hood, Refrigerator |
| Heating | Baseboard |
| Cooling | None |
| # of Stories | 4 |

Exterior

| | |
|-------------------|---------|
| Exterior Features | Balcony |
| Construction | Mixed |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 22nd, 2025 |
| Days on Market | 31 |
| Zoning | CBD1 |

Listing Details

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