

# \$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	202
Zoning	CBD1

### **Listing Details**

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