

# \$50,000 - 7, 7 Clearwater Crescent, Fort McMurray

MLS® #A2190027

**\$50,000**

1 Bedroom, 1.00 Bathroom, 685 sqft

Residential on 0.00 Acres

Downtown, Fort McMurray, Alberta

VACANT 1 BEDROOM with some renovations ready for you to call home or great investment!! Great Location and quiet Building! You are welcomed into the apartment with a large living room that opens to the dining area leading to the walk-through kitchen! The massive bedroom is down the hall and has a huge closet. There is a large 4pc bathroom, a storage room, and a linen closet for extra storage for all your things. The laundry room is right across the hallway. Walking distance to Peter Pond Mall, Superstore, medical facilities, lots of restaurants, plus many more convenient amenities! This complex is well maintained with annual roof, sewer and boiler inspections This is a great place to call home, with bussing within a block for City transit, work buses and school buses. 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 to see this great property!

Built in 1977

## Essential Information

MLS® #	A2190027
Price	\$50,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	685



Acres	0.00
Year Built	1977
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Active

### Community Information

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

### Amenities

Amenities	None
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	January 24th, 2025
Days on Market	93
Zoning	CBD1

### Listing Details

Listing Office	ROYAL LEPAGE BENCHMARK
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