

# \$48,000 - 207, 13 Clearwater Crescent, Fort McMurray

MLS® #A2238022

**\$48,000**

1 Bedroom, 1.00 Bathroom, 700 sqft

Residential on 0.00 Acres

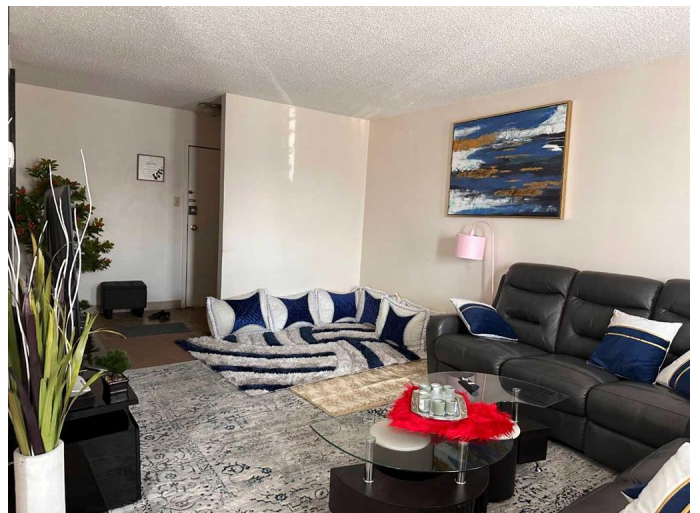
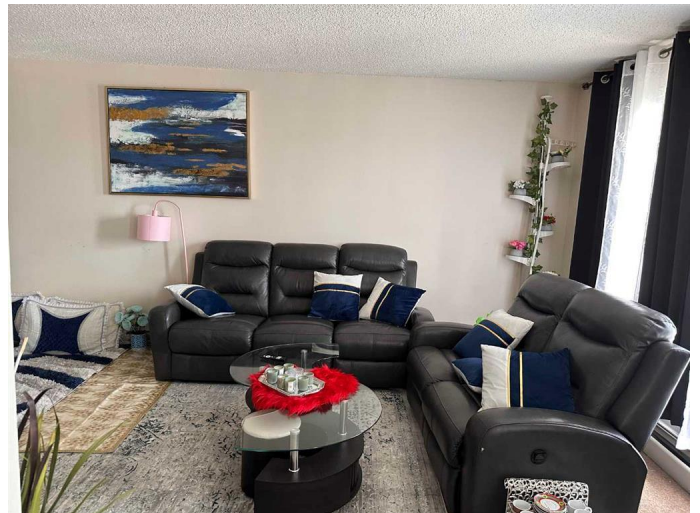
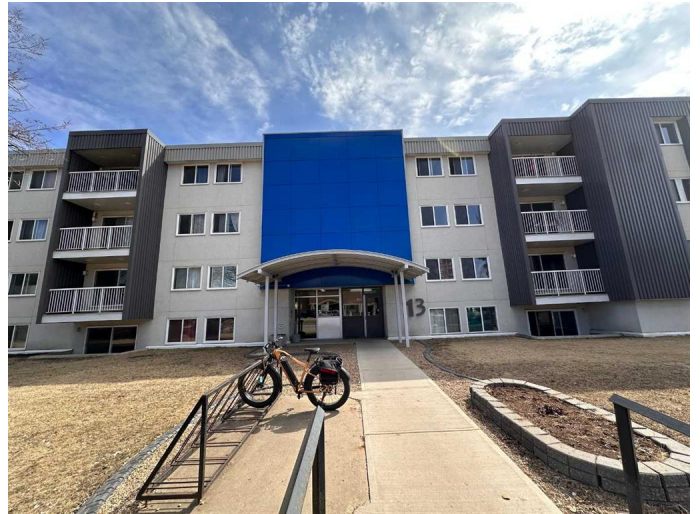
Downtown, Fort McMurray, Alberta

One-bedroom apartment that is 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, close to the city transit, work buses, and school buses, and 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® #    | A2238022 |
| Price     | \$48,000 |
| Bedrooms  | 1        |
| Bathrooms | 1.00     |



|                |                   |
|----------------|-------------------|
| Full Baths     | 1                 |
| Square Footage | 700               |
| Acres          | 0.00              |
| Year Built     | 1977              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### **Community Information**

|             |                             |
|-------------|-----------------------------|
| Address     | 207, 13 Clearwater Crescent |
| Subdivision | Downtown                    |
| City        | Fort McMurray               |
| County      | Wood Buffalo                |
| Province    | Alberta                     |
| Postal Code | T9H 2B7                     |

### **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    | July 7th, 2025 |
| Days on Market | 32             |
| Zoning         | CBD1           |

### **Listing Details**

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