

# \$72,000 - 304, 11 Clearwater Crescent, Fort McMurray

MLS® #A2240598

**\$72,000**

2 Bedroom, 1.00 Bathroom, 901 sqft

Residential on 0.00 Acres

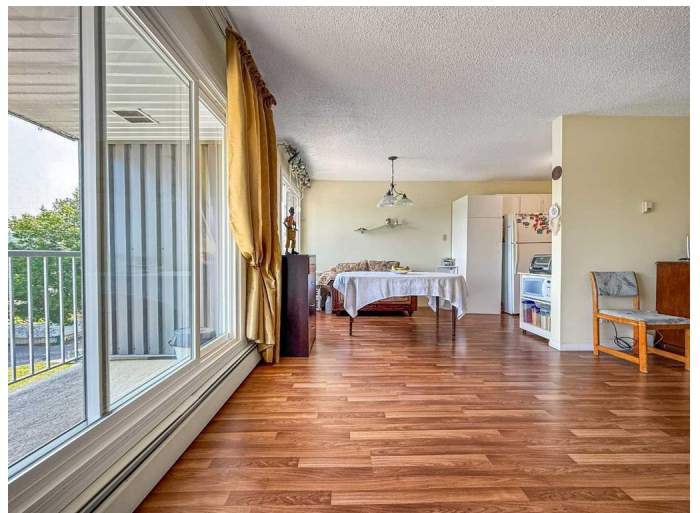
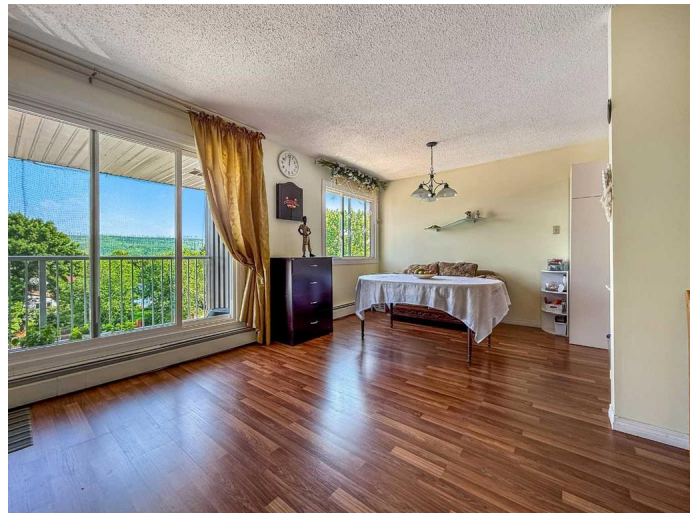
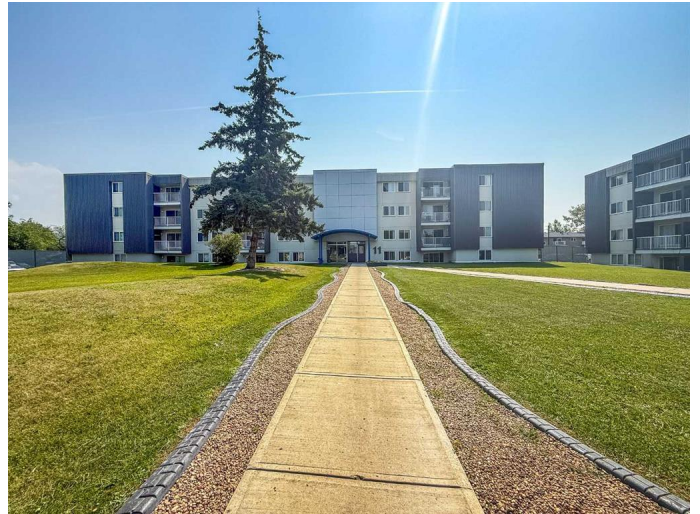
Downtown, Fort McMurray, Alberta

Welcome to this TOP FLOOR, TWO BEDROOM UNIT with east facing windows and a view of the riverbank from your updated balcony! Owner occupied for over 20 years, this spacious, bright and meticulously kept apartment unit will immediately feel like home. you are welcomed by a spacious foyer offering 2 great closets for all of the coats & shoes plus extra storage space. Plenty of room to host and gather in this large living room with appointed dining space and galley style kitchen. Two generous sized bedrooms with good closets and a full bathroom complete this interior space. Outside is a gorgeous, updated balcony with views of the river banks and a ton of greenery. The well maintained building was recently updated with metal siding & fresh paint. This is a rare opportunity to own a top floor, 2 bedroom unit in a central downtown location; be sure to call today to schedule your private viewing.

Built in 1977

## Essential Information

|                |          |
|----------------|----------|
| MLS® #         | A2240598 |
| Price          | \$72,000 |
| Bedrooms       | 2        |
| Bathrooms      | 1.00     |
| Full Baths     | 1        |
| Square Footage | 901      |
| Acres          | 0.00     |



|            |                   |
|------------|-------------------|
| Year Built | 1977              |
| Type       | Residential       |
| Sub-Type   | Apartment         |
| Style      | Single Level Unit |
| Status     | Active            |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 304, 11 Clearwater Crescent |
| Subdivision | Downtown                    |
| City        | Fort McMurray               |
| County      | Wood Buffalo                |
| Province    | Alberta                     |
| Postal Code | T9H2V8                      |

### Amenities

|                |                               |
|----------------|-------------------------------|
| Amenities      | Laundry, Parking, Picnic Area |
| Parking Spaces | 1                             |
| Parking        | Stall                         |

### Interior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Laminate Counters, No Animal Home, No Smoking Home, See Remarks |
| Appliances        | See Remarks                                                                        |
| Heating           | Baseboard                                                                          |
| Cooling           | None                                                                               |
| # of Stories      | 3                                                                                  |

### Exterior

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

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 18th, 2025 |
| Days on Market | 18              |
| Zoning         | CBD1            |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | EXP REALTY |
|----------------|------------|

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