

# \$44,900 - 208, 7 Clearwater Crescent, Fort McMurray

MLS® #A2255060

**\$44,900**

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® #    | A2255060 |
| Price     | \$44,900 |
| 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    | September 6th, 2025 |
| Days on Market | 2                   |
| Zoning         | CBD1                |

### Listing Details

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