

**110, 11 Clearwater Crescent  
Fort McMurray, Alberta**

**MLS # A2231974**



# \$64,900

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Downtown                           |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 704 sq.ft.                         | <b>Age:</b>   | 1977 (48 yrs old) |
| <b>Beds:</b>     | 1                                  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Stall                              |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                  |                   |        |
|--------------------|------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard        | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Linoleum | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                | <b>Condo Fee:</b> | \$ 491 |
| <b>Basement:</b>   | -                | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Mixed            | <b>Zoning:</b>    | CBD1   |
| <b>Foundation:</b> | -                | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Ceiling Fan(s)   |                   |        |

**Inclusions:** N/A

Your New Cozy Home Awaits at 11 Clearwater Crescent, Fort McMurray! Imagine settling into this sweet 1-bedroom, 1-bathroom apartment &ndash; it's got that perfect "just right" feeling! Tucked away in a lovely, well-kept building at 11 Clearwater Crescent, this place is all about making life comfortable and easy. Step inside and feel right at home in the spacious living area. It's got those nice neutral walls and carpet that are just begging for you to kick back and relax, or maybe host a fun get-together. Big windows with pretty blue curtains let in tons of sunshine and give you a peaceful view of the green outdoor space and parking. Whip up your favourite meals in the practical kitchen next to the cozy dining nook. It's just the spot for a relaxed dinner, maybe even with that cheerful yellow floral tablecloth if you're feeling it! When it's time to unwind, your generously sized bedroom is a true retreat. There's a ceiling fan to keep things breezy and a window that fills the room with natural light. The bathroom is sparkling clean and ready for your morning routine, complete with a newer white tub/shower and vanity. And here's a little bonus: a super handy pantry/storage area with shelves galore. You'll have plenty of space to keep things tidy, and there's room for a chest freezer if needed! The building itself is a welcoming sight &ndash; a neat, low-rise with a friendly entrance. Living at 11 Clearwater Crescent means you're in a great spot downtown, with easy access to dedicated parking and lovely green areas right outside your door, plus close to shopping, schools and bus transit. This charming apartment is perfect for anyone looking for a comfortable and budget-friendly place to call home, whether you're living solo or with a partner. Don't let this sweet opportunity slip away &ndash; come see it for yourself!