

**206, 11 Clearwater Crescent
Fort McMurray, Alberta**

MLS # A2276729



\$40,000

Division:	Downtown		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	969 sq.ft.	Age:	1977 (49 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Radiant	Water:	-
Floors:	Carpet	Sewer:	-
Roof:	-	Condo Fee:	\$ 491
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	CBD1
Foundation:	-	Utilities:	-
Features:	Laminate Counters		

Inclusions: N/A

Currently tenant-occupied, this is an excellent revenue property or affordable starter home located in the heart of downtown, just steps from shopping, transit, and all major amenities. This one-bedroom, one full 4-piece bathroom unit features a bright and spacious living room with balcony access, allowing for plenty of natural light. The functional galley-style kitchen offers a fridge, stove, ample cabinetry and counter space, along with a dedicated dining area. The large primary bedroom includes an oversized closet, while the unit also provides exceptional in-suite storage, featuring a generous storage room, front entry closet, and a separate linen closet. Ideally located across the street from the mall and close to city transit, work buses, and school bus routes, this property offers outstanding convenience. Whether you're an investor or a first-time buyer, this is a great opportunity to own in a central location. Call today for more information or to book your showing.