

**7, 7 Clearwater Crescent
Fort McMurray, Alberta**

MLS # A2287818



\$46,500

Division:	Downtown		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	685 sq.ft.	Age:	1977 (49 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard

Water: -

Floors: Carpet, Linoleum

Sewer: -

Roof: -

Condo Fee: \$ 491

Basement: -

LLD: -

Exterior: Mixed

Zoning: CBD1

Foundation: -

Utilities: -

Features: See Remarks

Inclusions: TV and Wall mount in Bedroom, TV and stand, Air fryer, Microwave, Treadmill, Existing furniture

PACK YOUR BAGS AND JUST MOVE IN! 1 BEDROOM with existing TV's, kitchen appliances and existing furniture ready for you. Great Location and quiet Building! You are welcomed into the apartment with a large living room that opens to the dining area, leading to the walk-through kitchen! The massive bedroom is down the hall and has a huge closet. There is a large 4pc renovated bathroom, a storage room, and a linen closet for extra storage for all your things. The laundry room is right across the hallway. Walking distance to Peter Pond Mall, Superstore, medical facilities, lots of restaurants, plus many more convenient amenities! This complex is well maintained with annual roof, sewer and boiler inspections. This is a great place to call home, with busing within a block for City transit, work buses and school buses. You can join the rental pool and be worry-free while your potential investment works for you! Efficient property manager and site staffing. Call this home or a great investment!!! Call for more information to see this great property!