

5, 7 Clearwater Crescent Fort McMurray, Alberta

MLS # A2298473



\$46,000

Division:	Downtown		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	692 sq.ft.	Age:	1977 (49 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Radiant
Floors:	Carpet, Vinyl
Roof:	-
Basement:	-
Exterior:	Wood Frame
Foundation:	-
Features:	Laminate Counters

Water:	-
Sewer:	-
Condo Fee:	\$ 501
LLD:	-
Zoning:	CBD1
Utilities:	-

Inclusions: N/A

Welcome to Clearwater Court a great opportunity for first-time buyers or investors looking to get into the market. This ground floor one bedroom unit offers easy access and convenience, perfect for those looking to avoid stairs or simply enjoy quick entry in and out. Located in the heart of downtown, you're just steps away from shopping centers, grocery stores, restaurants, and all major amenities. This unit also comes with one dedicated parking stall, adding extra value and convenience. Whether you're looking to add to your investment portfolio or secure an affordable place to call home, this property checks the boxes. Don't miss your chance call today to book your personal showing.