

# \$50,900 - 202, 11 Clearwater Crescent, Fort McMurray

MLS® #A2212214

**\$50,900**

1 Bedroom, 1.00 Bathroom, 694 sqft

Residential on 0.00 Acres

Downtown, Fort McMurray, Alberta

Why rent when you can own? This bright and functional 1 bed, 1 bath condo is a savvy choice for investors or first-time buyers. Located in the heart of downtown Fort McMurray, it offers a spacious layout, ample storage, and a large covered balcony for added living space. Stylish vinyl flooring (no carpet) and updated bathroom fixtures make it truly turnkey. Includes assigned parking stall #132. Affordable. Move-in ready. High rental potential. Condo fee: \$491.41/month

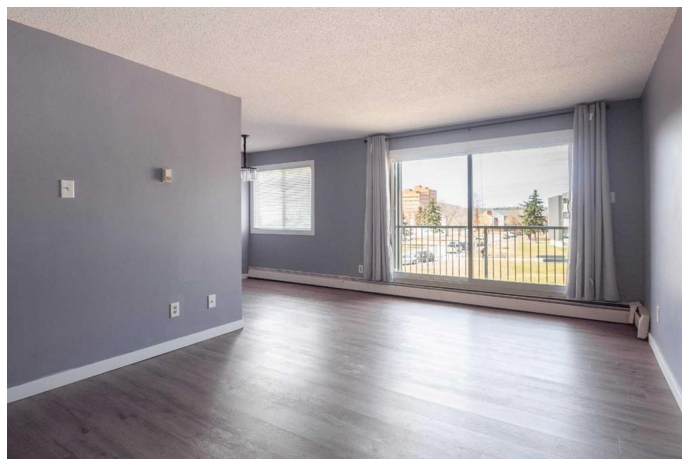
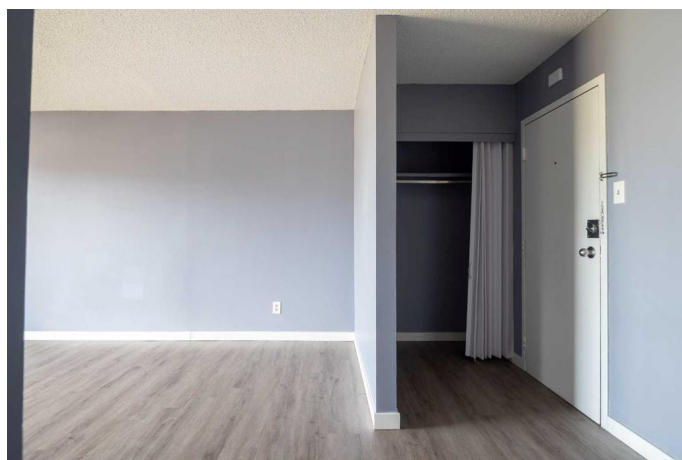
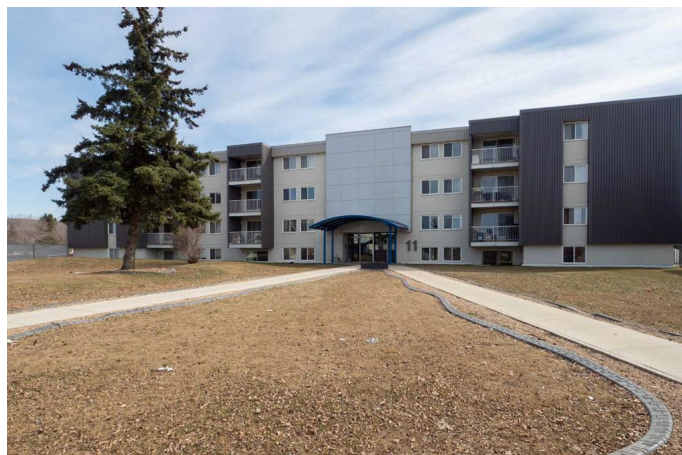
Built in 1977

## Essential Information

MLS® #	A2212214
Price	\$50,900
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	202, 11 Clearwater Crescent
Subdivision	Downtown



City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 2B7

### **Amenities**

Amenities	Laundry, Parking, Trash, Visitor Parking
Parking Spaces	1
Parking	Assigned, Stall

### **Interior**

Interior Features	Open Floorplan
Appliances	Microwave, Refrigerator, Stove(s)
Heating	Baseboard
Cooling	None
# of Stories	4

### **Exterior**

Exterior Features	Balcony
Construction	Mixed

### **Additional Information**

Date Listed	April 15th, 2025
Days on Market	7
Zoning	CBD1

### **Listing Details**

Listing Office	COLDWELL BANKER UNITED
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