

# \$65,000 - 2, 7 Clearwater Crescent, Fort McMurray

MLS® #A2260025

**\$65,000**

2 Bedroom, 1.00 Bathroom, 985 sqft

Residential on 0.00 Acres

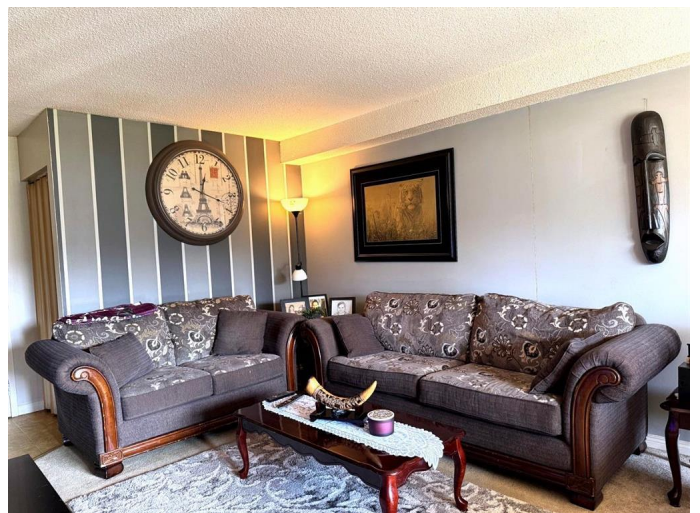
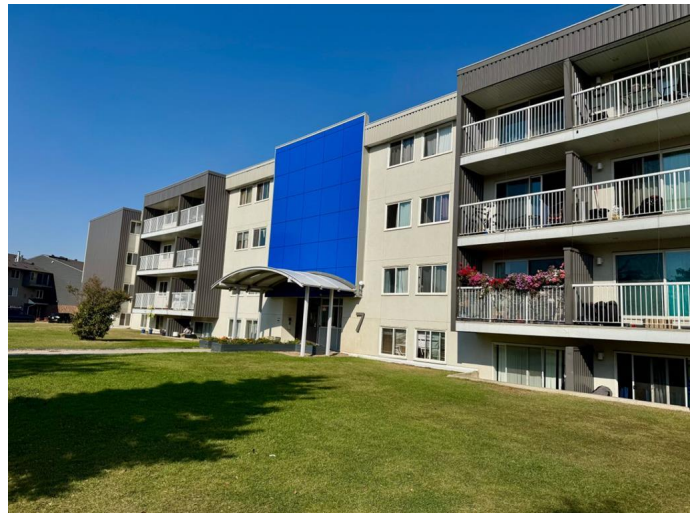
Downtown, Fort McMurray, Alberta

This 2-bedroom, 1-bathroom ground-floor apartment offers comfort, convenience, and long-term value. Step out from your private balcony onto the front lawn and enjoy easy access to the outdoors. The spacious primary bedroom includes its own walk-in closet, while the unit provides plenty of storage throughout and is conveniently located near the building's laundry facilities. The property has been occupied by the same tenant for 15 years and now presents an excellent opportunity. Perfect for buyers seeking an income property, the tenant is open to staying if desired. Centrally located, you'll be close to shopping, groceries, retail, restaurants, gas stations, and transportation options, with parks and trails nearby for outdoor enjoyment. Whether you're searching for a personal residence or an excellent investment, this property delivers great potential at a great price!

Built in 1977

## Essential Information

|                |          |
|----------------|----------|
| MLS® #         | A2260025 |
| Price          | \$65,000 |
| Bedrooms       | 2        |
| Bathrooms      | 1.00     |
| Full Baths     | 1        |
| Square Footage | 985      |
| Acres          | 0.00     |



|            |                   |
|------------|-------------------|
| Year Built | 1977              |
| Type       | Residential       |
| Sub-Type   | Apartment         |
| Style      | Single Level Unit |
| Status     | Active            |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 2, 7 Clearwater Crescent |
| Subdivision | Downtown                 |
| City        | Fort McMurray            |
| County      | Wood Buffalo             |
| Province    | Alberta                  |
| Postal Code | T9H3Z9                   |

### Amenities

|                |                   |
|----------------|-------------------|
| Amenities      | Laundry           |
| Parking Spaces | 1                 |
| Parking        | Off Street, Stall |

### Interior

|                   |                        |
|-------------------|------------------------|
| Interior Features | Walk-In Closet(s)      |
| Appliances        | Refrigerator, Stove(s) |
| Heating           | Baseboard              |
| Cooling           | None                   |
| # of Stories      | 3                      |

### Exterior

|                   |         |
|-------------------|---------|
| Exterior Features | Balcony |
| Construction      | Mixed   |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 26th, 2025 |
| Days on Market | 10                   |
| Zoning         | CBD1                 |
| HOA Fees       | 678                  |
| HOA Fees Freq. | MON                  |

### Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | ROYAL LEPAGE BENCHMARK |
|----------------|------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.