

# \$47,700 - 307, 7 Clearwater Crescent, Fort McMurray

MLS® #A2229239

**\$47,700**

0 Bedroom, 1.00 Bathroom, 455 sqft

Residential on 0.00 Acres

Downtown, Fort McMurray, Alberta

Are you looking for your very own space nestled in the heart of downtown for much less than you'd pay for rent? Unit 307 offers independent living in this locally managed condo located at 7 Clearwater Crescent. Upon entering you'll be pleased with the modern paint and bathroom reno's. Perfect for the young professional or someone just beginning their homeownership journey. This studio apartment has everything you need, including low monthly condo fees. Its central location provides convenient access to many downtown restaurants, shops, and nightlife, just steps outside your door. If you need to venture further, it is located near bus stops, and also comes with its own assigned parking stall. Book a private tour through this perfectly appointed abode today!

Built in 1977

## Essential Information

MLS® #	A2229239
Price	\$47,700
Bathrooms	1.00
Full Baths	1
Square Footage	455
Acres	0.00
Year Built	1977
Type	Residential
Sub-Type	Apartment



Style	Loft
Status	Active

### Community Information

Address	307, 7 Clearwater Crescent
Subdivision	Downtown
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 3Z9

### Amenities

Amenities	Other, Trash
Parking Spaces	1
Parking	Stall

### Interior

Interior Features	See Remarks
Appliances	Microwave, Range Hood, Refrigerator, Stove(s), Window Coverings
Heating	Other
Cooling	None
# of Stories	3

### Exterior

Exterior Features	Courtyard, Other
Construction	Stucco, Wood Frame, Aluminum Siding

### Additional Information

Date Listed	June 11th, 2025
Days on Market	5
Zoning	CBD1

### Listing Details

Listing Office	People 1st Realty
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