

# \$48,000 - 207, 13 Clearwater Crescent, Fort McMurray

MLS® #A2238022

**\$48,000**

1 Bedroom, 1.00 Bathroom, 700 sqft

Residential on 0.00 Acres

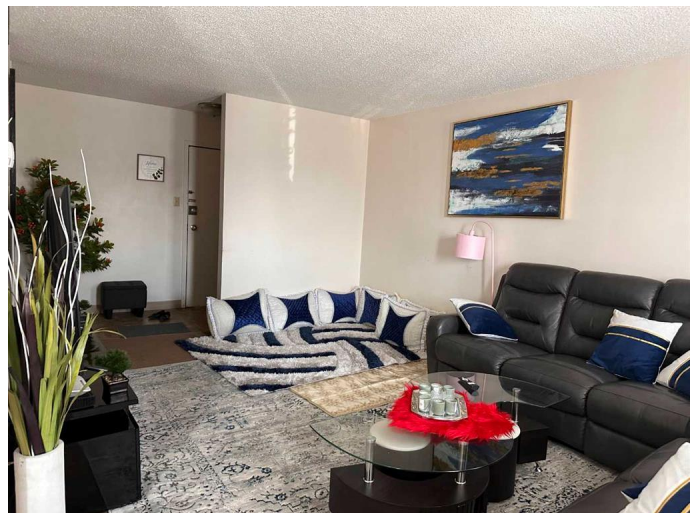
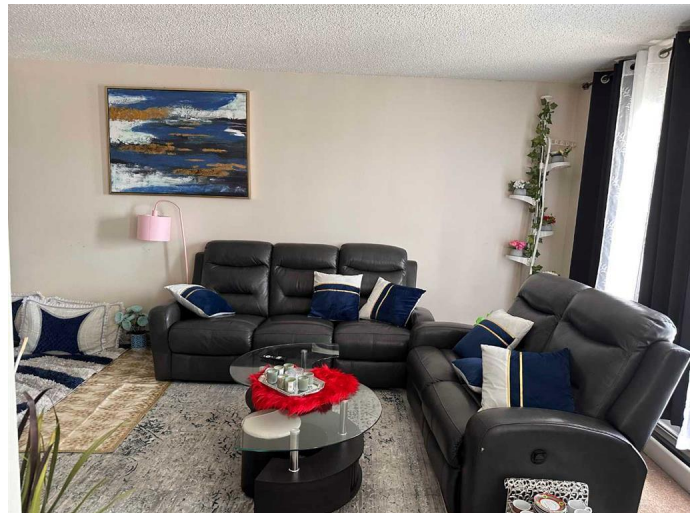
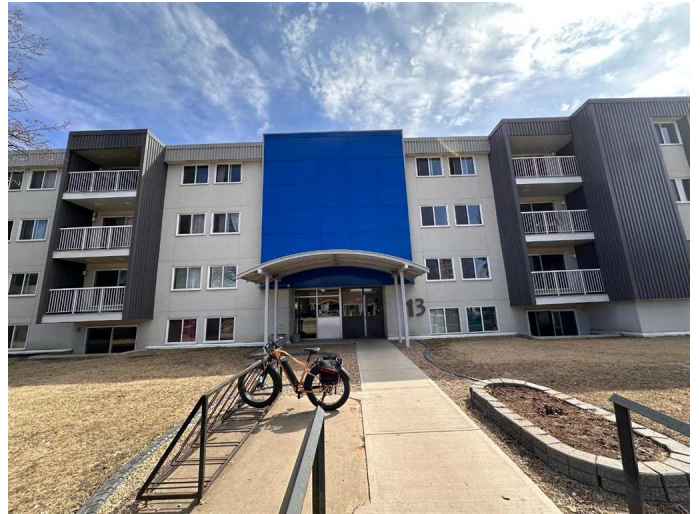
Downtown, Fort McMurray, Alberta

One-bedroom apartment that is Currently tenant-occupied through the rental pool. This Great Revenue/Investment property or starter home is in the heart of downtown, close to shopping malls and all amenities. This one-bedroom, one full 4pc bathroom unit includes a large living room with a balcony off of it and lots of natural light. The galley kitchen has a fridge, stove, ample countertops and cabinets, and the dining area for your meals. There is a massive primary bedroom with a huge closet. The great-sized storage room is in the unit for your big stuff, and a front entrance closet and a large linen closet as well for all your extra storage needs. This is a great place to call home, close to the city transit, work buses, and school buses, and right across the street from the mall. This would also make a Great Investment as well. You can join the rental pool and be worry-free while your potential investment works for you! Efficient property manager and site staffing. Call for more information and to see this great property

Built in 1977

## Essential Information

|           |          |
|-----------|----------|
| MLS® #    | A2238022 |
| Price     | \$48,000 |
| Bedrooms  | 1        |
| Bathrooms | 1.00     |



|                |                   |
|----------------|-------------------|
| Full Baths     | 1                 |
| Square Footage | 700               |
| Acres          | 0.00              |
| Year Built     | 1977              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 207, 13 Clearwater Crescent |
| Subdivision | Downtown                    |
| City        | Fort McMurray               |
| County      | Wood Buffalo                |
| Province    | Alberta                     |
| Postal Code | T9H 2B7                     |

### Amenities

|                |       |
|----------------|-------|
| Amenities      | None  |
| Parking Spaces | 1     |
| Parking        | Stall |

### Interior

|                   |                                    |
|-------------------|------------------------------------|
| Interior Features | See Remarks                        |
| Appliances        | Range Hood, Refrigerator, Stove(s) |
| Heating           | Baseboard                          |
| Cooling           | None                               |
| # of Stories      | 4                                  |

### Exterior

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

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 7th, 2025 |
| Days on Market | 79             |
| Zoning         | CBD1           |

### Listing Details

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.