

# \$40,000 - 207, 7 Clearwater Crescent, Fort McMurray

MLS® #A2260004

**\$40,000**

1 Bedroom, 1.00 Bathroom, 469 sqft

Residential on 0.00 Acres

Downtown, Fort McMurray, Alberta

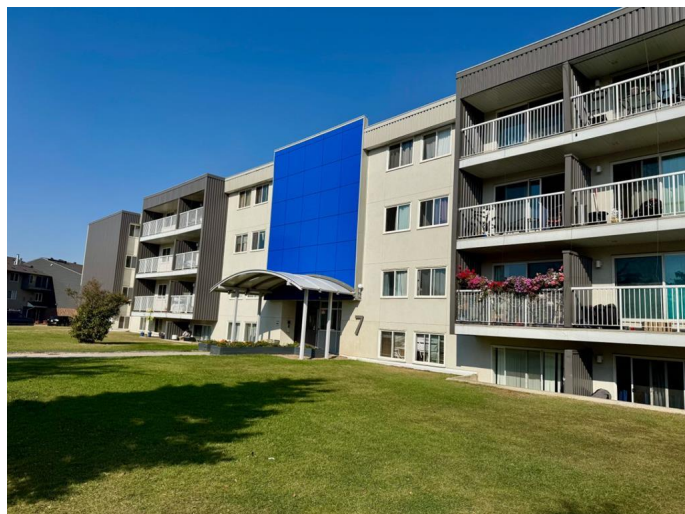
Welcome to this affordable bachelor studio offering the perfect opportunity to either step into homeownership or grow your real estate investment portfolio. With the option to join a rental pool and professional property management, including on-site security in the evenings, you can enjoy peace of mind whether living in or renting out. The open-concept layout maximizes space, featuring a bright kitchen, dining, and living area that flows seamlessly into a spacious bedroom nook. A walk-through closet with extra storage leads to a full 4-piece bathroom, while additional closets at the entry add everyday convenience. This unit is ideally located across from the laundry room and positioned on the quieter backside of the building for added privacy. Enjoy a central location just steps to shopping, groceries, restaurants, parks, trails, and transit. Condo fees include several convenient services, making this property easy to maintain and enjoy. Whether you're looking for an affordable place to call home or an investment with great potential, this unit checks all the boxes. Some photos have been virtually staged

Built in 1977

## Essential Information

MLS® #                   A2260004

Price                     \$40,000



|                |             |
|----------------|-------------|
| Bedrooms       | 1           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 469         |
| Acres          | 0.00        |
| Year Built     | 1977        |
| Type           | Residential |
| Sub-Type       | Apartment   |
| Style          | Loft        |
| Status         | Active      |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 207, 7 Clearwater Crescent |
| Subdivision | Downtown                   |
| City        | Fort McMurray              |
| County      | Wood Buffalo               |
| Province    | Alberta                    |
| Postal Code | T9H3Z9                     |

### Amenities

|                |         |
|----------------|---------|
| Amenities      | Laundry |
| Parking Spaces | 1       |
| Parking        | Stall   |

### Interior

|                   |                                      |
|-------------------|--------------------------------------|
| Interior Features | Open Floorplan, See Remarks, Storage |
| 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 | 51                   |
| Zoning         | CBD1                 |

HOA Fees 324  
HOA Fees Freq. MON

Listing Details

Listing Office ROYAL LEPAGE BENCHMARK

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