

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

MLS® #A2238022

**\$48,000**

1 Bedroom, 1.00 Bathroom, 700 sqft

Residential on 0.00 Acres

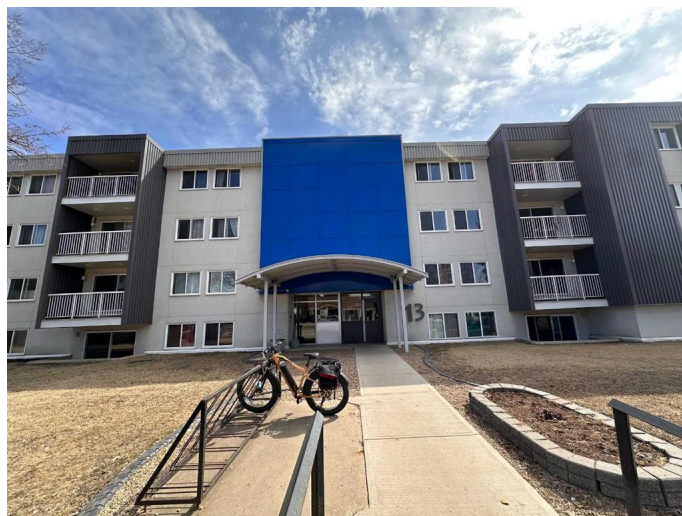
Downtown, Fort McMurray, Alberta

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	3
Zoning	CBD1

### Listing Details

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