



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**304, 11 Clearwater Crescent
Fort McMurray, Alberta**

MLS # A2240598



\$72,000

Division:	Downtown		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	901 sq.ft.	Age:	1977 (48 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 609
Basement:	-	LLD:	-
Exterior:	Mixed	Zoning:	CBD1
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Laminate Counters, No Animal Home, No Smoking Home, See Remarks		

Inclusions: fridge, stove, dishwasher

Welcome to this TOP FLOOR, TWO BEDROOM UNIT with east facing windows and a view of the riverbank from your updated balcony! Owner occupied for over 20 years, this spacious, bright and meticulously kept apartment unit will immediately feel like home. you are welcomed by a spacious foyer offering 2 great closets for all of the coats & shoes plus extra storage space. Plenty of room to host and gather in this large living room with appointed dining space and galley style kitchen. Two generous sized bedrooms with good closets and a full bathroom complete this interior space. Outside is a gorgeous, updated balcony with views of the river banks and a ton of greenery. The well maintained building was recently updated with metal siding & fresh paint. This is a rare opportunity to own a top floor, 2 bedroom unit in a central downtown location; be sure to call today to schedule your private viewing.