



**GRASSROOTS**  
REALTY GROUP

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**312, 9 Clearwater  
Fort McMurray, Alberta**

**MLS # A2243591**



**\$74,333**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Downtown                           |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 978 sq.ft.                         | <b>Age:</b>   | 1977 (48 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Stall                              |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                          |                   |        |
|--------------------|--------------------------|-------------------|--------|
| <b>Heating:</b>    | Boiler                   | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Laminate                 | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle, Shingle | <b>Condo Fee:</b> | \$ 678 |
| <b>Basement:</b>   | -                        | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Vinyl Siding             | <b>Zoning:</b>    | CBD1   |
| <b>Foundation:</b> | -                        | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Laminate Counters        |                   |        |

**Inclusions:** fridge. stove. dishwasher, microwave

Well-Maintained | Centrally Located | Affordable Living at Clearwater Court Welcome to this bright and spacious 2-bedroom, 1-bathroom condo offering 978 sq ft of low-maintenance living in the heart of downtown. Located in the desirable Clearwater Court, this unit has been thoughtfully updated with modern laminate flooring and fresh paint within the past three years. Enjoy an open-concept layout with large windows that flood the space with natural light. The primary bedroom features a 4-piece ensuite, providing both comfort and privacy. Step outside to your private exterior balcony&mdash;perfect for morning coffee or evening relaxation. This well-managed building boasts a healthy reserve fund, and your condo fees cover: heat, exterior insurance, grounds maintenance, professional management, reserve fund contributions, sewer, trash, and water&mdash;making it a truly affordable and worry-free lifestyle. Don&rsquo;t miss this opportunity&mdash;call today to book your private viewing!