



**GRASSROOTS**  
REALTY GROUP

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208, 7 Clearwater Crescent  
Fort McMurray, Alberta

MLS # A2255060



**\$44,900**

|           |                                    |        |                   |
|-----------|------------------------------------|--------|-------------------|
| Division: | Downtown                           |        |                   |
| Type:     | Residential/Low Rise (2-4 stories) |        |                   |
| Style:    | Apartment-Single Level Unit        |        |                   |
| Size:     | 694 sq.ft.                         | Age:   | 1977 (48 yrs old) |
| Beds:     | 1                                  | Baths: | 1                 |
| Garage:   | Stall                              |        |                   |
| Lot Size: | -                                  |        |                   |
| Lot Feat: | -                                  |        |                   |

|             |                  |            |        |
|-------------|------------------|------------|--------|
| Heating:    | Baseboard        | Water:     | -      |
| Floors:     | Carpet, Linoleum | Sewer:     | -      |
| Roof:       | -                | Condo Fee: | \$ 491 |
| Basement:   | -                | LLD:       | -      |
| Exterior:   | Mixed            | Zoning:    | CBD1   |
| Foundation: | -                | Utilities: | -      |
| Features:   | See Remarks      |            |        |

Inclusions: N/A

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 and is close to the City transit, work buses and school buses, and also 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