



GRASSROOTS
REALTY GROUP

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

**307, 7 Clearwater Crescent
Fort McMurray, Alberta**

MLS # A2255387



\$47,700

Division:	Downtown		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Loft/Bachelor/Studio		
Size:	455 sq.ft.	Age:	1977 (48 yrs old)
Beds:	-	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Other	Water:	-
Floors:	Laminate, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 324
Basement:	-	LLD:	-
Exterior:	Aluminum Siding , Stucco, Wood Frame	Zoning:	CBD1
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Are you looking for your very own space nestled in the heart of downtown for much less than you'd pay for rent? Unit 307 offers independent living in this locally managed condo located at 7 Clearwater Crescent. Upon entering you'll be pleased with the modern paint and bathroom reno's. Perfect for the young professional or someone just beginning their homeownership journey. This studio apartment has everything you need, including low monthly condo fees. Its central location provides convenient access to many downtown restaurants, shops, and nightlife, just steps outside your door. If you need to venture further, it is located near bus stops, and also comes with its own assigned parking stall. Book a private tour through this perfectly appointed abode today!