



GRASSROOTS
REALTY GROUP

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

207, 7 Clearwater Crescent
Fort McMurray, Alberta

MLS # A2260004



\$40,000

Division:	Downtown		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Loft/Bachelor/Studio		
Size:	469 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:	\$ 324
Basement:	-	LLD:	-
Exterior:	Mixed	Zoning:	CBD1
Foundation:	-	Utilities:	-
Features:	Open Floorplan, See Remarks, Storage		

Inclusions: None

Welcome to this affordable bachelor studio offering the perfect opportunity to either step into homeownership or grow your real estate investment portfolio. With the option to join a rental pool and professional property management, including on-site security in the evenings, you can enjoy peace of mind whether living in or renting out. The open-concept layout maximizes space, featuring a bright kitchen, dining, and living area that flows seamlessly into a spacious bedroom nook. A walk-through closet with extra storage leads to a full 4-piece bathroom, while additional closets at the entry add everyday convenience. This unit is ideally located across from the laundry room and positioned on the quieter backside of the building for added privacy. Enjoy a central location just steps to shopping, groceries, restaurants, parks, trails, and transit. Condo fees include several convenient services, making this property easy to maintain and enjoy. Whether you're looking for an affordable place to call home or an investment with great potential, this unit checks all the boxes. The photos have been virtually staged and/or enhanced.