



GRASSROOTS
REALTY GROUP

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

**2, 7 Clearwater Crescent
Fort McMurray, Alberta**

MLS # A2260025



\$65,000

Division:	Downtown		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	985 sq.ft.	Age:	1977 (48 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 678
Basement:	-	LLD:	-
Exterior:	Mixed	Zoning:	CBD1
Foundation:	-	Utilities:	-
Features:	Walk-In Closet(s)		

Inclusions: None

This 2-bedroom, 1-bathroom ground-floor apartment offers comfort, convenience, and long-term value. Step out from your private balcony onto the front lawn and enjoy easy access to the outdoors. The spacious primary bedroom includes its own walk-in closet, while the unit provides plenty of storage throughout and is conveniently located near the building's laundry facilities. The property has been occupied by the same tenant for 15 years and now presents an excellent opportunity. Perfect for buyers seeking an income property, the tenant is open to staying if desired. Centrally located, you'll be close to shopping, groceries, retail, restaurants, gas stations, and transportation options, with parks and trails nearby for outdoor enjoyment. Whether you're searching for a personal residence or an excellent investment, this property delivers great potential at a great price!