



**5, 7 Clearwater Crescent  
Fort McMurray, Alberta**

**MLS # A2298473**



**\$46,000**

<b>Division:</b>	Downtown		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	692 sq.ft.	<b>Age:</b>	1977 (49 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Radiant	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 501
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	CBD1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters		

**Inclusions:** N/A

Welcome to Clearwater Court ..... a great opportunity for first-time buyers or investors looking to get into the market. This ground floor one bedroom unit offers easy access and convenience, perfect for those looking to avoid stairs or simply enjoy quick entry in and out. Located in the heart of downtown, you're just steps away from shopping centers, grocery stores, restaurants, and all major amenities. This unit also comes with one dedicated parking stall, adding extra value and convenience. Whether you're looking to add to your investment portfolio or secure an affordable place to call home, this property checks the boxes. Don't miss your chance call today to book your personal showing.