

\$50,900 - 202, 11 Clearwater Crescent, Fort McMurray

MLS® #A2212214

\$50,900

1 Bedroom, 1.00 Bathroom, 694 sqft

Residential on 0.00 Acres

Downtown, Fort McMurray, Alberta

Why rent when you can own? This bright and functional 1 bed, 1 bath condo is a savvy choice for investors or first-time buyers. Located in the heart of downtown Fort McMurray, it offers a spacious layout, ample storage, and a large covered balcony for added living space. Stylish vinyl flooring (no carpet) and updated bathroom fixtures make it truly turnkey. Includes assigned parking stall #132. Affordable. Move-in ready. High rental potential. Condo fee: \$491.41/month

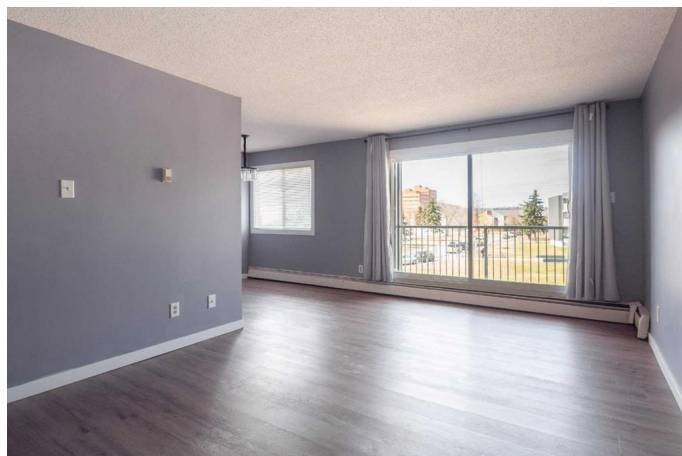
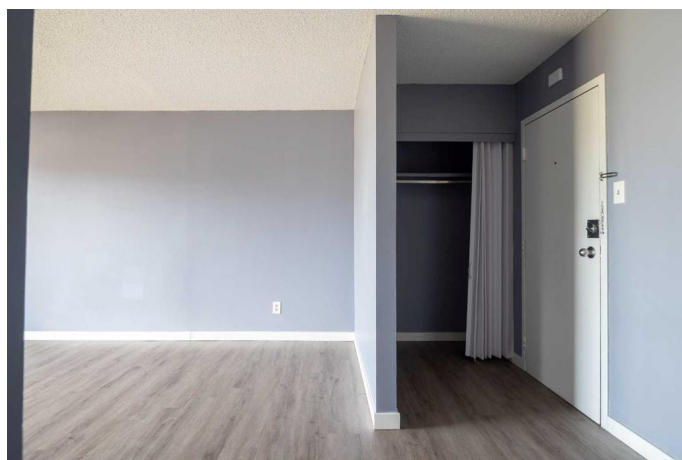
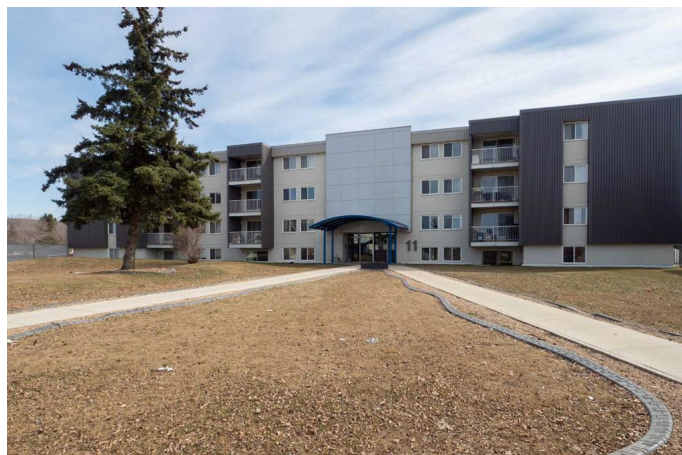
Built in 1977

Essential Information

| | |
|----------------|-------------------|
| MLS® # | A2212214 |
| Price | \$50,900 |
| Bedrooms | 1 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 694 |
| Acres | 0.00 |
| Year Built | 1977 |
| Type | Residential |
| Sub-Type | Apartment |
| Style | Single Level Unit |
| Status | Active |

Community Information

| | |
|-------------|-----------------------------|
| Address | 202, 11 Clearwater Crescent |
| Subdivision | Downtown |



| | |
|-------------|---------------|
| City | Fort McMurray |
| County | Wood Buffalo |
| Province | Alberta |
| Postal Code | T9H 2B7 |

Amenities

| | |
|----------------|--|
| Amenities | Laundry, Parking, Trash, Visitor Parking |
| Parking Spaces | 1 |
| Parking | Assigned, Stall |

Interior

| | |
|-------------------|-----------------------------------|
| Interior Features | Open Floorplan |
| Appliances | Microwave, Refrigerator, Stove(s) |
| Heating | Baseboard |
| Cooling | None |
| # of Stories | 4 |

Exterior

| | |
|-------------------|---------|
| Exterior Features | Balcony |
| Construction | Mixed |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 15th, 2025 |
| Days on Market | 9 |
| Zoning | CBD1 |

Listing Details

| | |
|----------------|------------------------|
| Listing Office | COLDWELL BANKER UNITED |
|----------------|------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.