

# \$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

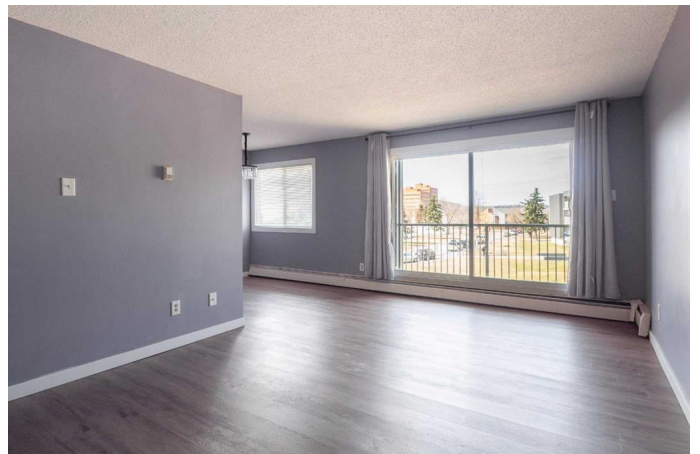
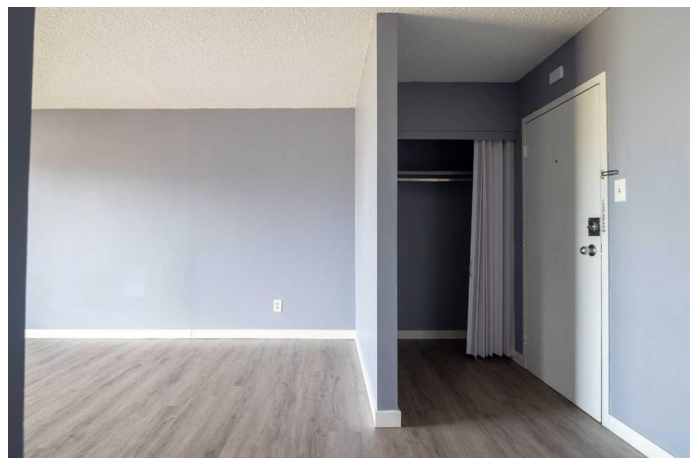
Built in 1977

## 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	8
Zoning	CBD1

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.