

# \$65,000 - 2, 7 Clearwater Crescent, Fort McMurray

MLS® #A2260025

**\$65,000**

2 Bedroom, 1.00 Bathroom, 985 sqft

Residential on 0.00 Acres

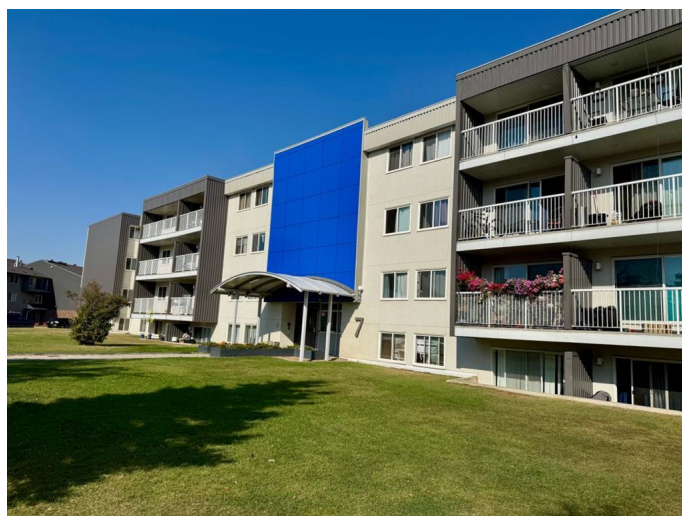
Downtown, Fort McMurray, Alberta

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!

Built in 1977

## Essential Information

MLS® #	A2260025
Price	\$65,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	985
Acres	0.00



Year Built	1977
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	2, 7 Clearwater Crescent
Subdivision	Downtown
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H3Z9

### Amenities

Amenities	Laundry
Parking Spaces	1
Parking	Off Street, Stall

### Interior

Interior Features	Walk-In Closet(s)
Appliances	Refrigerator, Stove(s)
Heating	Baseboard
Cooling	None
# of Stories	3

### Exterior

Exterior Features	Balcony
Construction	Mixed

### Additional Information

Date Listed	September 26th, 2025
Days on Market	1
Zoning	CBD1
HOA Fees	678
HOA Fees Freq.	MON

### Listing Details

Listing Office	ROYAL LEPAGE BENCHMARK
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