5, 13 Clearwater Crescent
Fort McMurray, Alberta

MLS # A2271778

$47,000

Division:	Downtown
Type:	Residential/Low Rise (2-4 stories)
Style:	Apartment-Single Level Unit

Size:	748 sq.ft.	**Age:**	1977 (49 yrs old)
Beds:	1	**Baths:**	1

Garage:	Stall
Lot Size:	-
Lot Feat:	-

Heating:	Baseboard	**Water:**	-
Floors:	Carpet, Laminate	**Sewer:**	-
Roof:	-	**Condo Fee:**	$ 501
Basement:	-	**LLD:**	-
Exterior:	Stucco, Wood Frame	**Zoning:**	CBD1
Foundation:	-	**Utilities:**	-
Features:	Laminate Counters		

Inclusions:	As is, where is on possession

Affordable and centrally located, this 748 Ft² bottom floor unit sits in the heart of downtown Fort McMurray. You will be within walking distance to shopping, restaurants, MacDonald Island, and all local amenities. The bus route is also just outside for added convenience. Inside, the unit offers plenty of natural light, a large living area, a bright white galley kitchen, and a dedicated dining space. There is one generous bedroom and a spacious 4 piece bathroom. Additional storage is available with a large in-unit storage closet. A glass sliding door provides access to your own private patio. One assigned surface parking stall is included with the sale. This is an ideal opportunity for a first-time home buyer or an investor looking for a centrally located property at an affordable price. No representations or warranties are made. For more information or to schedule a showing, call today.