

**206, 7 Clearwater Crescent  
Fort McMurray, Alberta****MLS # A2280729****\$40,000**

Division:	Downtown		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	685 sq.ft.	Age:	1977 (49 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Radiant	Water:	-
Floors:	Carpet	Sewer:	-
Roof:	-	Condo Fee:	\$ 492
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	CBD1
Foundation:	-	Utilities:	-
Features:	Laminate Counters		

**Inclusions:** N/A

This Great Revenue/Investment property or starter home is in the heart of downtown, close to shopping malls and all amenities. This one-bedroom, one full 4pc bathroom unit includes a large living room with a balcony off of it and lots of natural light. The galley kitchen has a fridge, stove, ample countertops and cabinets, and the dining area for your meals. There is a massive primary bedroom with a huge closet. The great-sized storage room is in the unit for your big stuff, and a front entrance closet and a large linen closet as well for all your extra storage needs. This is a great place to call home