

**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