

# \$47,700 - 307, 7 Clearwater Crescent, Fort McMurray

MLS® #A2255387

**\$47,700**

0 Bedroom, 1.00 Bathroom, 455 sqft

Residential on 0.00 Acres

Downtown, Fort McMurray, Alberta

Are you looking for your very own space nestled in the heart of downtown for much less than you'd pay for rent? Unit 307 offers independent living in this locally managed condo located at 7 Clearwater Crescent. Upon entering you'll be pleased with the modern paint and bathroom reno's. Perfect for the young professional or someone just beginning their homeownership journey. This studio apartment has everything you need, including low monthly condo fees. Its central location provides convenient access to many downtown restaurants, shops, and nightlife, just steps outside your door. If you need to venture further, it is located near bus stops, and also comes with its own assigned parking stall. Book a private tour through this perfectly appointed abode today!

Built in 1977

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2255387    |
| Price          | \$47,700    |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 455         |
| Acres          | 0.00        |
| Year Built     | 1977        |
| Type           | Residential |
| Sub-Type       | Apartment   |



|        |        |
|--------|--------|
| Style  | Loft   |
| Status | Active |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 307, 7 Clearwater Crescent |
| Subdivision | Downtown                   |
| City        | Fort McMurray              |
| County      | Wood Buffalo               |
| Province    | Alberta                    |
| Postal Code | T9H 3Z9                    |

### Amenities

|                |              |
|----------------|--------------|
| Amenities      | Other, Trash |
| Parking Spaces | 1            |
| Parking        | Stall        |

### Interior

|                   |                        |
|-------------------|------------------------|
| Interior Features | See Remarks            |
| Appliances        | Refrigerator, Stove(s) |
| Heating           | Other                  |
| Cooling           | None                   |
| # of Stories      | 3                      |

### Exterior

|                   |                                     |
|-------------------|-------------------------------------|
| Exterior Features | Courtyard, Other                    |
| Construction      | Aluminum Siding, Stucco, Wood Frame |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 8th, 2025 |
| Days on Market | 5                   |
| Zoning         | CBD1                |

### Listing Details

|                |                   |
|----------------|-------------------|
| Listing Office | People 1st Realty |
|----------------|-------------------|

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