

\$40,000 - 207, 7 Clearwater Crescent, Fort McMurray

MLS® #A2260004

\$40,000

1 Bedroom, 1.00 Bathroom, 469 sqft

Residential on 0.00 Acres

Downtown, Fort McMurray, Alberta

Welcome to this affordable bachelor studio offering the perfect opportunity to either step into homeownership or grow your real estate investment portfolio. With the option to join a rental pool and professional property management, including on-site security in the evenings, you can enjoy peace of mind whether living in or renting out. The open-concept layout maximizes space, featuring a bright kitchen, dining, and living area that flows seamlessly into a spacious bedroom nook. A walk-through closet with extra storage leads to a full 4-piece bathroom, while additional closets at the entry add everyday convenience. This unit is ideally located across from the laundry room and positioned on the quieter backside of the building for added privacy. Enjoy a central location just steps to shopping, groceries, restaurants, parks, trails, and transit. Condo fees include several convenient services, making this property easy to maintain and enjoy. Whether you're looking for an affordable place to call home or an investment with great potential, this unit checks all the boxes. Some photos have been virtually staged

Built in 1977

Essential Information

MLS® # A2260004

Price \$40,000



Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	469
Acres	0.00
Year Built	1977
Type	Residential
Sub-Type	Apartment
Style	Loft
Status	Active

Community Information

Address	207, 7 Clearwater Crescent
Subdivision	Downtown
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H3Z9

Amenities

Amenities	Laundry
Parking Spaces	1
Parking	Stall

Interior

Interior Features	Open Floorplan, See Remarks, Storage
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	35
Zoning	CBD1

HOA Fees 324
HOA Fees Freq. MON

Listing Details

Listing Office ROYAL LEPAGE BENCHMARK

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