

\$59,000 - 110, 11 Clearwater Crescent, Fort McMurray

MLS® #A2231974

\$59,000

1 Bedroom, 1.00 Bathroom, 704 sqft

Residential on 0.00 Acres

Downtown, Fort McMurray, Alberta

Your New Cozy Home Awaits at 11 Clearwater Crescent, Fort McMurray!

Imagine settling into this sweet 1-bedroom, 1-bathroom apartment – it's got that perfect "just right" feeling! Tucked away in a lovely, well-kept building at 11 Clearwater Crescent, this place is all about making life comfortable and easy. Step inside and feel right at home in the spacious living area. It's got those nice neutral walls and carpet that are just begging for you to kick back and relax, or maybe host a fun get-together. Big windows with pretty blue curtains let in tons of sunshine and give you a peaceful view of the green outdoor space and parking. Whip up your favourite meals in the practical kitchen with newer appliances next to the cozy dining nook. It's just the spot for a relaxed dinner, maybe even with that cheerful BBQ! When it's time to unwind, your generously sized bedroom is a true retreat. There's a ceiling fan to keep things breezy and a window that fills the room with natural light. The bathroom is sparkling clean and ready for your morning routine, complete with a newer white tub/shower and vanity. And here's a little bonus: a super handy pantry/storage area with shelves galore. You'll have plenty of space to keep things tidy, and there's room for a chest freezer if needed! The building itself is a welcoming sight – a neat, low-rise with a friendly entrance. Living at 11 Clearwater Crescent means you're in a great spot downtown, with easy access to dedicated parking and lovely green areas right outside



your door, plus close to shopping, schools and bus transit. This charming apartment is perfect for anyone looking for a comfortable and budget-friendly place to call home, whether you're living solo or with a partner. Don't let this sweet opportunity slip away – come see it for yourself!

Built in 1977

Essential Information

MLS® #	A2231974
Price	\$59,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	704
Acres	0.00
Year Built	1977
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	110, 11 Clearwater Crescent
Subdivision	Downtown
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 2B7

Amenities

Amenities	Coin Laundry
Parking Spaces	1
Parking	Stall

Interior

Interior Features	Ceiling Fan(s)
-------------------	----------------

Appliances	Electric Stove, Freezer, Range
Heating	Baseboard
Cooling	None
# of Stories	4



Exterior

Exterior Features	Balcony
Construction	Mixed

Additional Information

Date Listed	June 17th, 2025
Days on Market	50
Zoning	CBD1

Listing Details

Listing Office	ROYAL LEPAGE BENCHMARK
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.