



13 Clearwater Crescent Fort McMurray Alberta

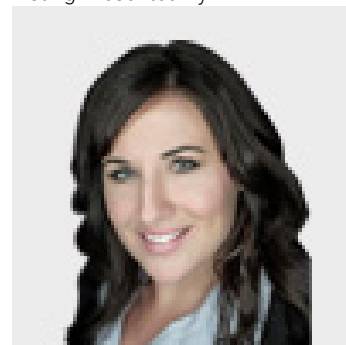
\$65,000

Prime Investment or Starter Home Opportunity in the Heart of Downtown! This fully renovated two-bedroom, one-bathroom unit offers the perfect blend of comfort and convenience, making it an ideal revenue-generating property or a great starter home. Situated in the heart of downtown, you'll be just steps away from shopping malls and all essential amenities. The unit has been beautifully updated with brand new vinyl plank flooring and fresh paint, ensuring it's move-in ready. Inside, you'll find a spacious living room filled with natural light, leading to a private balcony—perfect for enjoying your morning coffee. The galley-style kitchen comes equipped with ample countertops, cabinets, a fridge, and a stove, along with a cozy dining area for your meals. The primary bedroom is oversized, while the second bedroom offers great space as well. There's no shortage of storage with both a front entrance closet and a large linen closet for your convenience. This well-maintained complex undergoes annual roof, sewer, and boiler inspections, giving you peace of mind. A recent Reserve Fund Study confirms no major concerns in the near future. Located just a block away from city transit, work buses, and school routes, commuting will be a breeze. For investors, this is a golden opportunity. You can join the rental pool and enjoy worry-free property management with the help of an efficient property manager and on-site staff, making this a smart, hassle-free investment. Call today for more information or to schedule a viewing of this fantastic property! (id:6769)

4pc Bathroom 8.58 Ft x 5.00 Ft
Bedroom 8.83 Ft x 12.25 Ft
Dining room 9.83 Ft x 7.75 Ft
Foyer 8.50 Ft x 6.17 Ft

Kitchen 8.83 Ft x 7.50 Ft
Living room 22.00 Ft x 11.67 Ft
Primary Bedroom 12.42 Ft x 12.25 Ft

Listing Presented By:



Originally Listed by:
RE/MAX FORT MCMURRAY

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