

**312, 9 Clearwater
Fort McMurray, Alberta**

MLS # A2274405



\$67,900

Division:	Downtown		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	978 sq.ft.	Age:	1977 (49 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle, Shingle	Condo Fee:	\$ 678
Basement:	-	LLD:	-
Exterior:	Vinyl Siding	Zoning:	CBD1
Foundation:	-	Utilities:	-
Features:	Laminate Counters		

Inclusions: fridge, stove, dishwasher

Well-Maintained | Centrally Located | Affordable Living at Clearwater Court Welcome to this bright and spacious 2-bedroom, 1-bathroom condo offering 978 sq ft of low-maintenance living in the heart of downtown. Located in the desirable Clearwater Court, this unit has been thoughtfully updated with modern laminate flooring and fresh paint within the past three years. Enjoy an open-concept layout with large windows that flood the space with natural light. The primary bedroom features a 4-piece ensuite, providing both comfort and privacy. Step outside to your private exterior balcony—perfect for morning coffee or evening relaxation. This well-managed building boasts a healthy reserve fund, and your condo fees cover: heat, exterior insurance, grounds maintenance, professional management, reserve fund contributions, sewer, trash, and water—making it a truly affordable and worry-free lifestyle. Don’t miss this opportunity—call today to book your private viewing!