\$67,900 - 312, 9 Clearwater, Fort McMurray

MLS® #A2243591

\$67,900

2 Bedroom, 1.00 Bathroom, 978 sqft Residential on 0.00 Acres

Downtown, Fort McMurray, Alberta

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 balconyâ€"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 waterâ€"making it a truly affordable and worry-free lifestyle.

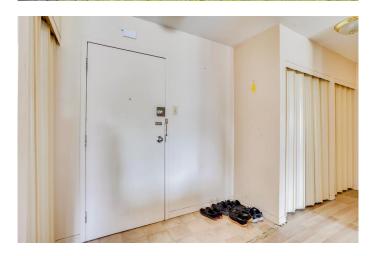
Don't miss this opportunityâ€"call today to book your private viewing!

Built in 1977

Essential Information







MLS® # A2243591 Price \$67,900

Bedrooms 2 Bathrooms 1.00

Full Baths 1

Square Footage 978

Acres 0.00 Year Built 1977

Type Residential

Sub-Type Apartment

Style Single Level Unit

Status Active

Community Information

Address 312, 9 Clearwater

Subdivision Downtown

City Fort McMurray
County Wood Buffalo

Province Alberta
Postal Code T9K 2B7

Amenities

Amenities Coin Laundry

Parking Spaces 1

Parking Stall

Interior

Interior Features Laminate Counters

Appliances Dishwasher, Electric Stove, Refrigerator

Heating Boiler Cooling None

of Stories 3

Exterior

Exterior Features Balcony

Roof Asphalt Shingle, Shingle

Construction Vinyl Siding

Additional Information

Date Listed July 26th, 2025

Days on Market 98

Zoning CBD1

Listing Details

Listing Office ROYAL LEPAGE BENCHMARK

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