

# \$74,333 - 312, 9 Clearwater, Fort McMurray

MLS® #A2243591

**\$74,333**

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.

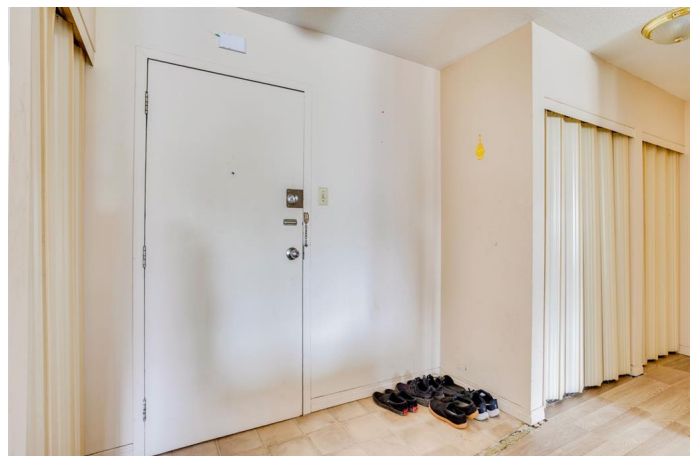
Enjoy an open-concept layout with large windows that flood the space with natural light. The primary bedroom features a 4-piece ensuite, providing both comfort and privacy. Step outside to your private exterior balconyâ€”perfect for morning coffee or evening relaxation.

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.

Donâ€™t miss this opportunityâ€”call today to book your private viewing!

Built in 1977

## Essential Information



MLS® #	A2243591
Price	\$74,333
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	Underground

### **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	4
Zoning	CBD1

## **Listing Details**

Listing Office	ROYAL LEPAGE BENCHMARK
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