

\$175,900 - 202, 8535 Clearwater Drive, Fort McMurray

MLS® #A2191936

\$175,900

2 Bedroom, 2.00 Bathroom, 984 sqft

Residential on 0.00 Acres

Downtown, Fort McMurray, Alberta

Welcome to 8535 Clearwater Avenue #202, where stunning views and modern convenience meet. This spacious 1,033 sq. ft. 2-bedroom, 2-bathroom condo offers an inviting open-concept layout with floor-to-ceiling windows that fill the home with natural light while showcasing breathtaking views of the Clearwater River.

The functional kitchen is designed for both style and efficiency, featuring granite countertops, ample cabinet space, and sleek appliances. The generously sized bedrooms provide comfort and privacy, while the separate den offers a dedicated space for a home office, reading nook, or additional storage.

Step outside onto the expansive balcony, perfect for enjoying your morning coffee while taking in the serene waterfront scenery. Additional features include two underground titled parking stalls, ensuring secure and convenient parking year-round.

Condo fees cover heat, water, trash, common area maintenance, and reserve fund contributions, offering a hassle-free lifestyle.

Don't miss this rare opportunity to own a prime river-facing unit in a sought-after location. Schedule your private viewing today!

Built in 2010



Essential Information

| | |
|----------------|-------------|
| MLS® # | A2191936 |
| Price | \$175,900 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 984 |
| Acres | 0.00 |
| Year Built | 2010 |
| Type | Residential |
| Sub-Type | Apartment |
| Style | Apartment |
| Status | Active |

Community Information

| | |
|-------------|----------------------------|
| Address | 202, 8535 Clearwater Drive |
| Subdivision | Downtown |
| City | Fort McMurray |
| County | Wood Buffalo |
| Province | Alberta |
| Postal Code | T9H5G2 |

Amenities

| | |
|----------------|-----------------------------|
| Amenities | Elevator(s), Fitness Center |
| Parking Spaces | 2 |
| Parking | Underground |

Interior

| | |
|-------------------|---|
| Interior Features | See Remarks |
| Appliances | Dishwasher, Microwave Hood Fan, Stove(s), Dryer, Washer |
| Heating | Natural Gas, Baseboard |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Electric, Living Room |
| # of Stories | 7 |

Exterior

| | |
|-------------------|---------|
| Exterior Features | Balcony |
|-------------------|---------|

| | |
|--------------|-----------------|
| Roof | Asphalt Shingle |
| Construction | Concrete |

Additional Information

| | |
|----------------|---------------------|
| Date Listed | February 10th, 2025 |
| Days on Market | 191 |
| Zoning | PRA1 |

Listing Details

| | |
|----------------|----------------|
| Listing Office | RE/MAX Connect |
|----------------|----------------|

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