

# \$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	190
Zoning	PRA1

**Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.