

\$160,000 - 217, 8535 Clearwater Drive, Fort McMurray

MLS® #A2191933

\$160,000

2 Bedroom, 2.00 Bathroom, 961 sqft
Residential on 0.00 Acres

Downtown, Fort McMurray, Alberta

Located directly across from the scenic Clearwater River, this spacious and upgraded 2-bedroom + den condo offers a modern and convenient living experience in a highly desirable location. The well-designed kitchen features granite countertops, a raised eating bar, beautiful cabinetry, and durable tile and laminate flooring, creating a stylish and functional space.

The open-concept living area provides direct access to a private balcony with stunning river views, perfect for enjoying the serene surroundings. The primary bedroom is well-sized, while the additional bedroom and den offer flexible space for a home office or guest room.

Residents benefit from on-site exercise facilities and the convenience of nearby shopping, dining, and entertainment options, including a bowling alley just across the street. This unit also includes two titled underground parking stalls, providing secure and convenient year-round parking.

Don't miss this opportunity to own a beautifully upgraded condo in a prime location! Schedule your private viewing today.

Built in 2010

Essential Information



MLS® #	A2191933
Price	\$160,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	961
Acres	0.00
Year Built	2010
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Active

Community Information

Address	217, 8535 Clearwater Drive
Subdivision	Downtown
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 5G2

Amenities

Amenities	Elevator(s), Fitness Center
Parking Spaces	2
Parking	Parkade, Underground
# of Garages	2

Interior

Interior Features	Granite Counters, See Remarks
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Washer, See Remarks, Stove(s)
Heating	Boiler
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, None
# of Stories	7

Exterior

Exterior Features	Balcony
Construction	Concrete

Additional Information

Date Listed	February 10th, 2025
Days on Market	32
Zoning	PRA1

Listing Details

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

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.