

# \$165,000 - 610, 8535 Clearwater Drive, Fort McMurray

MLS® #A2224597

**\$165,000**

2 Bedroom, 2.00 Bathroom, 911 sqft

Residential on 0.00 Acres

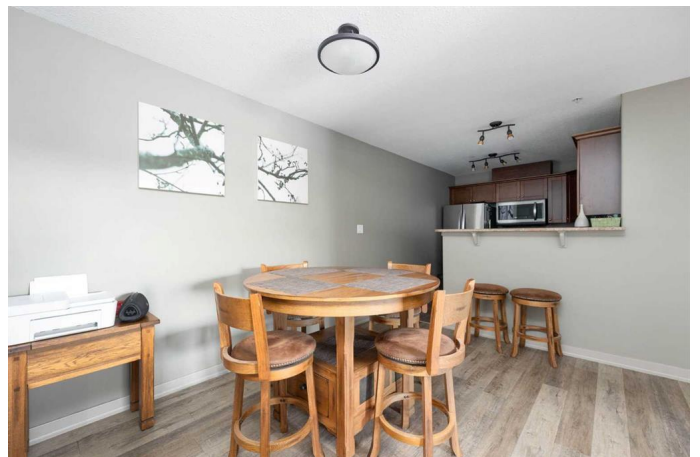
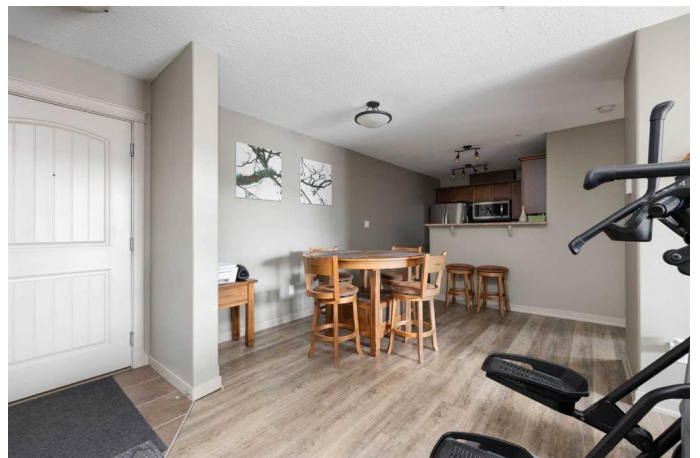
Downtown, Fort McMurray, Alberta

Step into comfort and convenience with this beautifully maintained 2 bedroom, 2 bathroom condo on the 6th floor, in a secure, well-managed building. Boasting vinyl plank flooring throughout, this open-concept unit features a spacious living room with a cozy gas-burning fireplace, perfect for relaxing or entertaining. The functional layout includes a dedicated dining area and a well-appointed kitchen with plenty of cabinetry and counter space – ideal for everyday living. This home features 2 spacious bedrooms, including the primary bedroom with a 4pc en-suite. Step out onto your private balcony, complete with a natural gas hookup, perfect for BBQs and outdoor enjoyment. Additional highlights include in-suite laundry and two titled underground parking stalls. All amenities – shopping, dining, transit, and more – are just a short walk away, making this the perfect blend of comfort and location. Don't miss out on this move-in-ready home in a prime location!

Built in 2010

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2224597  |
| Price      | \$165,000 |
| Bedrooms   | 2         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                   |
|----------------|-------------------|
| Square Footage | 911               |
| Acres          | 0.00              |
| Year Built     | 2010              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 610, 8535 Clearwater Drive |
| Subdivision | Downtown                   |
| City        | Fort McMurray              |
| County      | Wood Buffalo               |
| Province    | Alberta                    |
| Postal Code | T9H 0B7                    |

### Amenities

|                |                 |
|----------------|-----------------|
| Amenities      | Secured Parking |
| Parking Spaces | 2               |
| Parking        | Underground     |

### Interior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Interior Features | Open Floorplan                                                     |
| Appliances        | Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Baseboard                                                          |
| Cooling           | Other                                                              |
| Fireplace         | Yes                                                                |
| # of Fireplaces   | 1                                                                  |
| Fireplaces        | Gas                                                                |
| # of Stories      | 7                                                                  |

### Exterior

|                   |          |
|-------------------|----------|
| Exterior Features | Balcony  |
| Construction      | Concrete |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 26th, 2025 |
| Days on Market | 11             |
| Zoning         | PRA1           |

Listing Details

Listing Office            EXP REALTY

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