



**GRASSROOTS**  
REALTY GROUP

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218, 8535 Clearwater Drive  
Fort McMurray, Alberta

MLS # A2246971



**\$174,900**

Division:	Downtown		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,057 sq.ft.	Age:	2010 (15 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Forced Air

Floors: Carpet, Ceramic Tile, Laminate

Roof: -

Basement: -

Exterior: Concrete

Foundation: -

Features: Granite Counters

Water: -

Sewer: -

Condo Fee: \$ 806

LLD: -

Zoning: PRA1

Utilities: -

**Inclusions:** 2 leather sofas, coffee table, all end tables, desk, kitchen table and 4 chairs, all bedroom furniture x2, 5 stand alone chairs (3 leather, 2 cloth), all lamps, window coverings, and blinds, 2 titled underground parking stalls.

\*Measurements are not RMS, due to no access to the unit until September 1st 2025. At that time, measurements and pictures will be taken and uploaded to MLS. No showings will be allowed until September 1st due to tenants rights. Please make sure to check out the 3D video provided. WELCOME TO 218-8535 CLEARWATER DRIVE! Downtown Living at Its Best! This wonderful 2-bedroom, 2-bathroom condo with a den is move-in ready and comes completely furnished with high-quality furniture—just bring your suitcase! Enjoy the convenience of 2 titled underground parking stalls and in-unit laundry for ultimate comfort. The open layout is in excellent condition and offers plenty of natural light. Located in the heart of downtown, you'll be steps from restaurants, parks, grocery stores, schools, clinics, the hospital, and Keyano College. Perfect for professionals, students, or anyone seeking a low-maintenance lifestyle in a prime location.