



**GRASSROOTS**  
REALTY GROUP

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**218, 8535 Clearwater Drive  
Fort McMurray, Alberta**

**MLS # A2246971**



**\$174,900**

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

**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.

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.