



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**206, 8535 Clearwater Court
Fort McMurray, Alberta**

MLS # A2260323



\$155,000

Division:	Downtown		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,052 sq.ft.	Age:	2025 (0 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 806
Basement:	-	LLD:	-
Exterior:	See Remarks	Zoning:	PRA1
Foundation:	-	Utilities:	-
Features:	Breakfast Bar		

Inclusions: As is where is at the time of possession

Step into comfort and convenience with this functional 2-bedroom + den, 2-bathroom condo, ideally located in the heart of the city. Situated on the second floor, this 1,153 sq. ft. home offers a thoughtfully designed layout and exceptional value. From the moment you enter, you'll be greeted by a bright and open living space featuring durable tile flooring and an abundance of natural light. The spacious living room is anchored by a cozy corner electric fireplace and opens onto your private balcony—perfect for enjoying stunning views and relaxing evenings. The functional kitchen is equipped with ample cabinet storage, sleek granite countertops, and an eat-up breakfast bar—ideal for casual meals or entertaining guests. Both bedrooms are generously sized, and the additional den provides the perfect space for a home office, reading nook, or guest room. This unit also comes with two titled underground parking stalls, a rare and valuable bonus. Condo fees conveniently include heat, water, garbage removal, common area maintenance, and contributions to the reserve fund—making ownership easy and stress-free. Don't miss your chance to own this competitively priced gem. Call today to schedule your private tour!