



**GRASSROOTS**  
REALTY GROUP

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

**611, 8535 Clearwater Drive  
Fort McMurray, Alberta**

**MLS # A2262046**



**\$162,400**

<b>Division:</b>	Downtown		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	922 sq.ft.	<b>Age:</b>	2010 (15 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Garage Door Opener, Heated Garage, Parkade, Side By Side, Titled, Undergr		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Flat	<b>Condo Fee:</b>	\$ 697
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	PRA1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Chandelier, Quartz Counters		

**Inclusions:** Light Fixtures 2x Garage Remotes

Beautifully updated south-facing 2 bed, 2 bath condo in the highly sought-after River Ridge Estates—a concrete steel construction building located in Fort McMurray's vibrant downtown river valley. This 922 sq ft single-level unit features brand new luxury vinyl tile flooring, fresh paint, modern light fixtures, and stunning quartz countertops in the kitchen. Enjoy the warmth of a gas fireplace, central A/C, and the convenience of a gas line on the balcony for your BBQ. Includes two heated, titled underground parking stalls. Residents have access to three fitness rooms, garbage chutes, and scenic walking trails along the Clearwater River—all just steps from shops, restaurants, and amenities. Priced to sell with flexible possession—perfect for first-time buyers, downsizers, or investors.