



**303, 8535 Clearwater Drive
Fort McMurray, Alberta**

MLS # A2281180



\$174,900

Division:	Downtown		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Multi Level Unit		
Size:	1,376 sq.ft.	Age:	2010 (16 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 1,107
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	PRA1
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Granite Counters		

Inclusions: N/A

Looking for a spacious suite? Perhaps you work from home? Don't miss this unit that features a gas fireplace and a den. The perfect open layout will not cramp your lifestyle. Kitchen has loads of cupboard space along with granite counter tops. Living room has a cozy gas fireplace and access to the covered deck that allows for a view of the river. You will have no disappointments when you see the size of the master bedroom and the space it offers, king size bed? No problem! Enjoy the privacy of the ensuite bath. Coupled with another spacious bedroom and 4 piece bath, this generous size unit will have you loving condo living. Comes with 2 titled parking stalls. Close to shopping, restaurants, bus stops and the best walking/bike trails around. Currently has a tenant who would like to stay if you choose to remain as a investor/landlord, you pick! Call today to see what condo living at its finest looks like. Condo fee includes heat and water.