



**608, 8535 Clearwater Drive
Fort McMurray, Alberta**

MLS # A2290401



\$179,900

Division:	Downtown		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	981 sq.ft.	Age:	2010 (16 yrs old)
Beds:	2	Baths:	2
Garage:	Garage Door Opener, Parkade, Parking Lot, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 710
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	PRA1
Foundation:	-	Utilities:	-
Features:	Granite Counters, Kitchen Island, Open Floorplan, See Remarks, Soaking Tub, Vinyl Windows		

Inclusions: Fridge, Stove, Microwave, Dishwasher, Washer, Dryer

Welcome to 608, 8535 Clearwater Drive. Freshly renovated 6th floor riverside condo with two heated underground parking stalls, strong natural light, and open downtown views. This bright unit has fresh paint and brand new flooring. The space feels clean and modern the moment you enter. The open layout features a large living room with a gas fireplace. Central air conditioning keeps the unit comfortable in summer. Step onto the covered balcony with a gas outlet for a BBQ and enjoy clear downtown and river views. The kitchen features granite countertops, newer stainless steel appliances, and an eat up bar for casual dining. The dining area offers good space for hosting. The layout includes two bedrooms and two bathrooms placed on opposite sides of the unit for privacy. The primary bedroom includes an oversized closet and a 4 piece ensuite. The second bedroom sits next to another full bathroom, ideal for guests or roommates. The building has two elevators and popular businesses on the main level including Cora's, The Alley YMM, and Mr. Mikes. River walking trails, restaurants, and shopping are steps away. Condo fees include water, sewage, gas, garbage collection, central air conditioning, and a gas outlet on the balcony. This 6th floor unit offers excellent natural light, fresh upgrades, and rare side by side heated underground parking. A strong option for homeowners or investors. Book your private showing today.