



**202, 8535 Clearwater Drive  
Fort McMurray, Alberta**

**MLS # A2290518**



**\$179,000**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Downtown                           |               |                   |
| <b>Type:</b>     | Residential/High Rise (5+ stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 984 sq.ft.                         | <b>Age:</b>   | 2010 (16 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Underground                        |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                        |                   |        |
|--------------------|------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard, Natural Gas | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Linoleum       | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle        | <b>Condo Fee:</b> | \$ 776 |
| <b>Basement:</b>   | -                      | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Concrete               | <b>Zoning:</b>    | PRA1   |
| <b>Foundation:</b> | -                      | <b>Utilities:</b> | -      |
| <b>Features:</b>   | See Remarks            |                   |        |

**Inclusions:** NA

meet your new address Welcome to 8535 Clearwater Avenue #202, where the view steals the show and everyday living feels just a little more special. Perfectly positioned overlooking the Clearwater River, this bright and spacious 2 bedroom, 2 bathroom condo offers an open concept layout designed to maximize both comfort and scenery. Floor to ceiling windows flood the home with natural light while framing the beautiful river views. The kitchen is both stylish and practical, featuring granite countertops, sleek appliances, and plenty of cabinetry, making it a space that works just as well for quiet mornings as it does for entertaining friends. The thoughtfully designed layout includes two generously sized bedrooms for privacy and comfort, along with a separate den that creates the perfect spot for a home office, reading corner, or additional storage. Step outside onto the large balcony and take in the peaceful waterfront setting. Whether it's morning coffee, evening sunsets, or simply a quiet moment overlooking the river, this outdoor space becomes a natural extension of the home. Two underground titled parking stalls provide secure, year round convenience, while condo fees include heat, water, garbage removal, common area maintenance, and reserve fund contributions, making ownership simple and stress free. River views, natural light, and a layout designed for modern living, this is a rare opportunity to own a sought after river facing unit in one of Fort McMurray's most desirable locations. Schedule your private viewing today and experience it for yourself.