



**215, 8535 Clearwater Drive  
Fort McMurray, Alberta**

**MLS # A2291465**



**\$189,900**

<b>Division:</b>	Downtown		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,160 sq.ft.	<b>Age:</b>	2010 (16 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 805
<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:** storage cabinet

Well-maintained 2-bedroom apartment located in a convenient downtown location. This meticulously cared-for unit offers a functional layout with comfortable living space and plenty of natural light. The kitchen provides ample cabinetry and flows nicely into the dining and living areas, making it great for everyday living. Both bedrooms are generously sized and the unit shows pride of ownership throughout. Enjoy the added value of two underground parking stalls, offering security and convenience year-round. Situated close to shopping, schools, and bus routes, this home is ideal for first-time buyers, investors, or anyone looking for low-maintenance living in a central location.