



GRASSROOTS
REALTY GROUP

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611, 8535 Clearwater Drive
Fort McMurray, Alberta

MLS # A2291889



\$172,900

Division:	Downtown		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	976 sq.ft.	Age:	2010 (16 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 733
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	PRA1
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: TV mounted in the Primary Bedroom

****Discover River Edge Estates!**** Priced to sell, this meticulously maintained 2-bedroom, 2-bathroom condo in downtown Fort McMurray offers modern living by the Clearwater River. Enjoy a stylish interior with fresh paint, luxury vinyl tile flooring, and elegant light fixtures. The gourmet kitchen features brand new stainless steel appliances and quartz countertops. Embrace the warmth and ambiance provided by the elegant gas fireplace and the Central Air Conditioning also ensures you stay cool on those warm summer nights. This unit comes with 2 heated underground titled parking stalls. Step onto your private balcony with gas BBQ hookups, perfect for outdoor entertaining. The building is equipped with two elevators and a fitness centre. With scenic walking trails, shopping, and restaurants just steps away, this condo is a must-see! ****Call now to schedule your private showing!****