



**318, 8535 Clearwater Drive NW  
Fort McMurray, Alberta**

**MLS # A2292312**

**\$203,112**



<b>Division:</b>	Downtown		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,060 sq.ft.	<b>Age:</b>	2010 (16 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Creek/River/Stream/Pond, Waterfront		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Flat	<b>Condo Fee:</b>	\$ 848
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Metal Frame	<b>Zoning:</b>	PRA1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Chandelier, Kitchen Island, Open Floorplan		

**Inclusions:** Light Fixtures, 2 Parking Stalls #105/106, 2 Garage Remotes (Furniture and Consumables Negotiable above Purchase Price)

If you're looking for a turn-key home with views, modern updates, and premium parking in a quiet concrete building, this one stands out from the rest. Stunning west-facing river views from this beautifully renovated 3rd-floor condo in a solid concrete and steel building! Freshly updated with modern paint, new light fixtures, and durable luxury vinyl plank flooring, this move-in-ready home offers a bright, contemporary feel. The spacious layout features 2 bedrooms, 2 full bathrooms, plus a versatile den—ideal for a home office or flex space. Large windows capture incredible natural light and scenic river views. A rare bonus: two heated underground titled parking stalls (side by side) are included, adding exceptional value and convenience. A standout opportunity for buyers seeking views, upgrades, and premium parking in a well-built building.