



GRASSROOTS
REALTY GROUP

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

MLS # A2191936



\$180,000

Division:	Downtown		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment		
Size:	984 sq.ft.	Age:	2010 (15 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

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

Inclusions: NA

Welcome to 8535 Clearwater Avenue #202, where stunning views and modern convenience meet. This spacious 1,033 sq. ft. 2-bedroom, 2-bathroom condo offers an inviting open-concept layout with floor-to-ceiling windows that fill the home with natural light while showcasing breathtaking views of the Clearwater River. The functional kitchen is designed for both style and efficiency, featuring granite countertops, ample cabinet space, and sleek appliances. The generously sized bedrooms provide comfort and privacy, while the separate den offers a dedicated space for a home office, reading nook, or additional storage. Step outside onto the expansive balcony, perfect for enjoying your morning coffee while taking in the serene waterfront scenery. Additional features include two underground titled parking stalls, ensuring secure and convenient parking year-round. Condo fees cover heat, water, trash, common area maintenance, and reserve fund contributions, offering a hassle-free lifestyle. Don't miss this rare opportunity to own a prime river-facing unit in a sought-after location. Schedule your private viewing today!