



THE
A-TEAM

**RE/MAX
FIRST**

8535 CLEARWATER Drive #419, Fort McMurray T9H 0B7

MLS® #: **A2102943**

Area: **Downtown**

Listing Date: **01/22/24**

List Price: **\$179,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$5k, 26-Feb**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Apartment

City/Town:

Fort McMurray

Year Built:

2010

Lot Information

Finished Floor Area

Abv Sqft:

1,007

Low Sqft:

Ttl Sqft:

1,007

Lot Sz Ar:

Lot Shape:

DOM

108

Layout

Beds:

2 (2)

Baths:

2.0 (2 0)

Style:

Apartment

Parking

Ttl Park:

2

Garage Sz:

Access:

Lot Feat:

Park Feat:

Underground

Utilities and Features

Roof:

Heating: **Forced Air**

Sewer:

Ext Feat: **Balcony**

Construction:

Concrete

Flooring:

Ceramic Tile,Other,See Remarks

Water Source:

Fnd/Bsmt:

Kitchen Appl:

Dishwasher,Dryer,Electric Stove,Microwave,Refrigerator,Washer

Int Feat:

Closet Organizers,No Animal Home,No Smoking Home,Open Floorplan,Stone Counters,Storage

Utilities:

Room Information

Room

Level

Dimensions

Kitchen

Main

15`4" x 9`10"

Bedroom

Main

10`2" x 11`4"

Laundry

Main

6`2" x 7`9"

4pc Bathroom

Main

0`0" x 0`0"

Room

Level

Dimensions

Living Room

Main

15`1" x 18`3"

Bedroom - Primary

Main

11`9" x 14`3"

Den

Main

7`4" x 11`2"

4pc Ensuite bath

Main

0`0" x 0`0"

Legal/Tax/Financial

Condo Fee:

\$750

Title:

Fee Simple

Zoning:

PRA1

Legal Desc:	1021359	Fee Freq: Monthly	Remarks
Pub Rmks:	<p>This lovely and affordable end-unit condo boasts breathtaking river views from its prime downtown location on the 4th floor. It is perfect for those looking for a low-maintenance home that provides the flexibility to lock up and leave whenever desired. The large covered balcony overlooking the Clearwater River is nice for relaxing and unwinding. Inside, the condo offers ample space with two bedrooms plus a den and two full bathrooms, one of which is a full ensuite bathroom in the primary bedroom. The upgraded kitchen features stone counters and lots of counter space. This home has no carpet; there is a combination of ceramic tile and unique epoxy flooring, a low-maintenance and modern choice. The condo also has the added convenience of TWO heated underground parking spaces close to the inside entrance. Plus, enjoy access to multiple fitness rooms. Condo fees include water, sewer, gas (heat), and garbage, making this an affordable option for those looking for a luxurious lifestyle. Take advantage of the opportunity to make this river-view condo your new home!</p>		
Inclusions:	N/A		
Property Listed By:	EXP REALTY		

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (780) 804-4800







