



THE
A-TEAM

**RE/MAX
FIRST**

8535 CLEARWATER Drive #519, Fort McMurray T9H 0B7

MLS® #: **A2116483**

Area: **Downtown**

Listing Date: **03/22/24**

List Price: **\$155,000**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

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:

1,012

Low Sqft:

Ttl Sqft:

1,012

Lot Sz Ar:

Lot Shape:

DOM

55

Layout

Beds:

3 (3)

Baths:

2.0 (2 0)

Style:

Apartment

Parking

Ttl Park:

2

Garage Sz:

Access:

Lot Feat:

Park Feat:

Parkade, Underground

Utilities and Features

Roof:

Heating: **Forced Air**

Sewer:

Ext Feat: **Balcony**

Construction:

Stucco

Flooring:

Laminate

Water Source:

Fnd/Bsmt:

Kitchen Appl:

See Remarks

Int Feat:

See Remarks

Utilities:

Room Information

Room

Level

Dimensions

4pc Bathroom

Main

Bedroom - Primary

Main

Den

Main

Laundry

Main

14`1" x 11`10"

7`3" x 11`3"

7`8" x 6`3"

Room

Level

Dimensions

4pc Ensuite bath

Main

Bedroom

Main

Living Room

Main

Bedroom

Main

10`2" x 11`4"

18`3" x 14`11"

10`2" x 11`4"

Legal/Tax/Financial

Condo Fee:

\$773

Title:

Fee Simple

Zoning:

PRA1

Legal Desc:	1021359	Fee Freq: Monthly	Remarks
Pub Rmks:	<p>Welcome to 519-8535 Clearwater Drive, where waterfront living meets convenient living. This one-of-a-kind apartment offers a truly unique and exceptional living on the banks of the Clearwater River. Step onto the large balcony and behold the breathtaking 180-degree views of the Clearwater River. Witness nature's stunning spectacle as the Northern lights gracefully dance across the night sky, creating a mesmerizing display right from your own balcony. And when the Macisland special event fireworks light up the horizon, you'll have a front-row seat to this dazzling spectacle. This condo features two bedrooms, a DEN and two full bathrooms with patio door leading to the balcony. The interior of the unit awaits your finishing touches. From your front door, you're just a short stroll away from a plethora of amenities, including grocery stores, The Alley, shopping and restaurants. This property offers two titled parking stalls (228 and 229). In addition to all its remarkable qualities, this waterfront property is also a remarkable investment. Arguably one of the most affordable waterfront properties in Alberta, it presents a rare chance to own a slice of paradise at an exceptional value. Experience life on the Clearwater River at 519-8535 Clearwater Dr. Don't miss your chance to own this unique condo. SOLD AS IS WHERE IS!</p>		
Inclusions: Property Listed By:	<p>SOLD AS IS WHERE IS RE/MAX FORT MCMURRAY</p>		

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





