



THE A-TEAM

RE/MAX FIRST

8535 CLEARWATER Drive #705, Fort McMurray T9H 0B7

MLS#: A2161271 Area: Downtown Listing: 08/30/24 List Price: \$189,900
Status: Active County: Wood Buffalo Change: None Association: Fort McMurray



General Information

Prop Type: Residential Apartment
Sub Type: Fort McMurray
City/Town: Fort McMurray
Year Built: 2010
Lot Information
Lot Sz Ar:
Lot Shape:

Finished Floor Area
Abv Sqft: 998
Low Sqft:
Ttl Sqft: 998

DOM 19
Layout
Beds: 2 (2)
Baths: 2.0 (2 0)
Style: Apartment
Parking
Ttl Park: 2
Garage Sz:

Access:
Lot Feat:
Park Feat: Titled, Underground

Utilities and Features

Roof:
Heating: Forced Air
Sewer:
Ext Feat: Balcony
Construction: Concrete
Flooring: Carpet, Laminate, Tile
Water Source:
Fnd/Bsmt:
Kitchen Appl: Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer
Int Feat: Granite Counters, Open Floorplan
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Rows include Bedroom - Primary, Laundry, Den, and 4pc Ensuite bath.

Legal/Tax/Financial

Condo Fee: \$737 Title: Fee Simple Zoning: PRA1

Fee Freq:
Monthly

Legal Desc: **1021359**

Remarks

Pub Rmks: **RIVER VIEWS! Welcome to 705-8535 Clearwater Drive, where style meets serenity in this beautiful TOP-FLOOR CORNER UNIT at River Ridge Estates. Imagine enjoying your morning coffee on your own covered balcony enjoying the panoramic view of the Clearwater River and vibrant landscape as a daily backdrop, where you can watch the Northern Lights or enjoy a front row seat to MacIslands Fireworks displays. This rare offering boasts 2 Bedrooms PLUS A DEN, and 3 full bathrooms, all finished with premium touches such as granite countertops, tile and laminate flooring. The open-concept layout is both stylish and functional, designed to maximize natural light and those break-taking views. Conveniently located downtown, with dining and entertainment options in walking distance. This property also offers fitness rooms on site for residents to enjoy, so save your \$\$ on a gym membership!! With two titled underground parking stalls included, you'll have everything you need at your fingertips. This property is more than just a home; it's an incredible investment opportunity to live in one of Fort McMurray's few CONCRETE buildings (great for soundproofing), it offers unmatched value in a coveted location. Experience the best of Fort McMurray at River Ridge Estates.**

Inclusions: **fridge, stove, dishwasher, microwave, washer, dryer, existing furnishings**

Property Listed By: **COLDWELL BANKER UNITED**

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