



THE
A-TEAM

**RE/MAX
FIRST**

8535 CLEARWATER Drive #719, Fort McMurray T9H 0B7

MLS®#: **A2170606** Area: **Downtown** Listing Date: **09/30/24** List Price: **\$160,000**
 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
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,011**
 Low Sqft:
 Ttl Sqft: **1,011**

DOM

18
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **High-Rise (5+)**

Parking

Ttl Park: **2**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Titled, Underground**

Utilities and Features

Roof: **Flat Torch Membrane** Construction: **Concrete**
 Heating: **Baseboard** Flooring: **Laminate, Tile**
 Sewer:
 Ext Feat: **Playground** Water Source:
 Fnd/Bsmt:

Kitchen Appl: **See Remarks**
 Int Feat: **See Remarks**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	18`3" x 14`11"	Kitchen	Main	13`1" x 9`1"
Bedroom - Primary	Main	14`1" x 11`10"	4pc Ensuite bath	Main	0`0" x 0`0"
Bedroom	Main	11`4" x 10`2"	Laundry	Main	7`8" x 6`2"
4pc Bathroom	Main	0`0" x 0`0"			

Legal/Tax/Financial

Condo Fee: **\$750** Title: **Fee Simple** Zoning: **PRA1**

Fee Freq:
Monthly

Legal Desc: **1021359**

Remarks

Pub Rmks: **Executive living in the heart of the downtown! Located on the Top Floor (7th Floor) of River Ridge Estates this large corner unit overlooks the Clearwater River and is close to everything the downtown has to offer. This 2 Bedroom, 2 Bathroom condo features a very functional kitchen with granite countertops and breakfast bar, spacious living room with corner gas fireplace, newer laminate flooring, in-suite laundry with additional storage, and a cozy primary bedroom with full ensuite and large closet. The large covered deck offers amazing views of the Clearwater River Valley and the opportunity to relax after a long day at work. Other extras include 2 Titled side by side underground heated parking stalls. Walking distance to shopping, restaurants and the downtown trail system. Condominium Living at its Best!!!**

Inclusions: **N/A**
Property Listed By: **RE/MAX FORT MCMURRAY**

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

