



THE
A-TEAM

**RE/MAX
FIRST**

8535 CLEARWATER Drive #607, Fort McMurray T9H 0B7

MLS®#: **A2181371** Area: **Downtown** Listing Date: **11/25/24** List Price: **\$159,900**
 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: Finished Floor Area
 Lot Shape: Abv Sqft: **994**
 Low Sqft:
 Ttl Sqft: **994**

Access:
 Lot Feat:
 Park Feat: **Underground**

DOM

26
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking

Ttl Park: **2**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Forced Air** Construction: **Concrete, Wood Frame**
 Sewer:
 Ext Feat: **Other** Flooring: **Ceramic Tile, Laminat**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **None**
 Int Feat: **Granite Counters**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	8`3" x 4`11"	4pc Ensuite bath	Main	5`0" x 8`2"
Bedroom	Main	13`8" x 11`9"	Dining Room	Main	18`7" x 14`0"
Kitchen	Main	10`6" x 9`4"	Laundry	Main	4`1" x 9`2"
Living Room	Main	12`10" x 12`5"	Bedroom - Primary	Main	12`8" x 13`10"

Legal/Tax/Financial

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

Legal Desc: 1021359

Fee Freq:
Monthly

Remarks

Pub Rmks: **Welcome to 8535 Clearwater Avenue #607. This 6th level, 2 bed, 2 bath, 994 sqft, condo is centrally located. This competitive priced unit features a bright and open living space, 2 spacious bedroom, functional kitchen with plenty of cabinet space & granite countertops. Enjoy a fantastic view from your balcony. The property features 2 underground, titled parking stalls. Condo fees include Heat, Water, trash, common area maintenance, reserve fund contributions. Call now to schedule your private viewing.**

Inclusions:
Property Listed By: **As is where is at the time of possession
ROYAL LEPAGE BENCHMARK**

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





