



THE
A-TEAM

**RE/MAX
FIRST**

8535 CLEARWATER Drive #204, Fort McMurray T9H 0B7

MLS® #: **A2182649**

Area: **Downtown**

Listing Date: **12/05/24**

List Price: **\$169,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area
Abv Sqft: **1,006**
Low Sqft:
Ttl Sqft: **1,006**

DOM
16
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Parking
Ttl Park: **2**
Garage Sz:

Access:
Lot Feat: **See Remarks**
Park Feat: **Underground**

Utilities and Features

Roof:
Heating: **Central**
Sewer:
Ext Feat: **Balcony**

Construction: **See Remarks**
Flooring: **Laminate**
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> |
|--------------------------|--------------|-----------------------|-------------------------|--------------|----------------------|
| 4pc Bathroom | Main | | 4pc Ensuite bath | Main | |
| Kitchen | Main | 12`10" x 9`8" | Dining Room | Main | 14`10" x 6`4" |
| Den | Main | 7`5" x 11`5" | Laundry | Main | 6`5" x 7`10" |
| Living Room | Main | 12`11" x 11`9" | Bedroom | Main | 10`4" x 11`6" |
| Bedroom - Primary | Main | 12`2" x 14`4" | | | |

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$750

Fee Simple

PRA1

Fee Freq:

Monthly

Legal Desc: 1021359

Remarks

Pub Rmks: **DOWNTOWN LIVING WITH RIVER VIEWS! virtually staged - This beautiful 2nd floor CORNER unit, is PERFECT for the savvy buyer. Designed with 2 bedrooms and a den, this condo has NO CARPET and features granite countertops, laminate flooring, and a gas fireplace to cozy up on those snowy days! How about sitting on your huge balcony deck overlooking the Clearwater River, Historic Shipyards and downtown! A great way to unwind with your favorite beverage and enjoy mother nature! If this home interests you then HONEY STOP THE CAR! CALL NOW AND START PACKING! Note: This property is being sold as is where is without any seller's warranties or representations. Schedule A must accompany all offers.**

Inclusions: all as is where is if they exist at closing
Property Listed By: RE/MAX FORT MCMURRAY

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



Virtually Staged

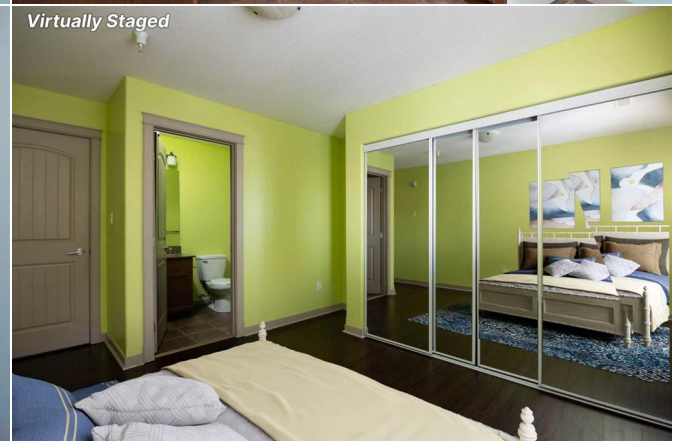
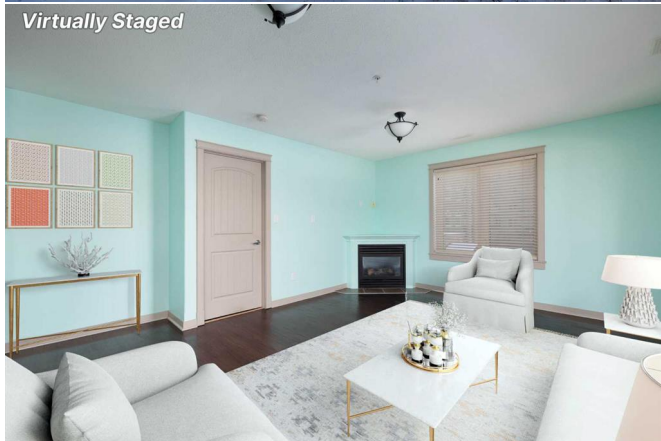
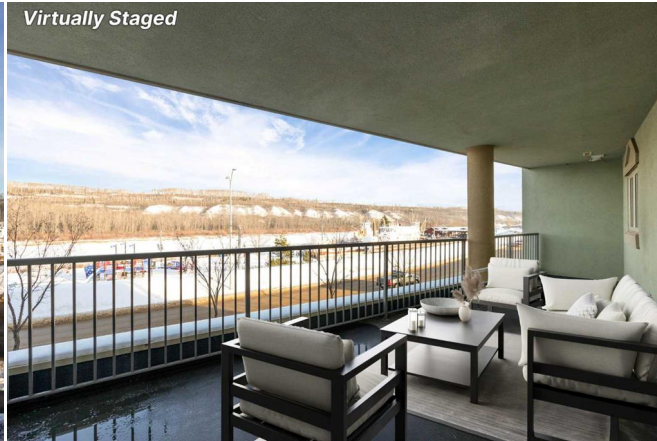


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