



THE
A-TEAM

**RE/MAX
FIRST**

8535 CLEARWATER Drive #202, Fort McMurray T9H5G2

MLS® #: **A2191936** Area: **Downtown** Listing Date: **02/10/25** List Price: **\$180,000**
 Status: **Active** County: **Wood Buffalo** Change: **None** Association: **Fort McMurray**



General Information

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

Finished Floor Area
 Abv Sqft: **984**
 Low Sqft:
 Ttl Sqft: **984**

DOM

50
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking

Ttl Park: **2**
 Garage Sz:

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

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Baseboard,Natural Gas**
 Sewer:
 Ext Feat: **Balcony**

Construction: **Concrete**
 Flooring: **Carpet,Linoleum**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Microwave Hood Fan,Stove(s),Washer**
 Int Feat: **See Remarks**
 Utilities:

Room Information

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

Legal/Tax/Financial

Condo Fee: **\$776** Title: **Fee Simple** Zoning: **PRA1**
 Fee Freq: **Monthly**

Legal Desc: **1021359**

Remarks

Pub Rmks: **Welcome to 8535 Clearwater Avenue #202, where stunning views and modern convenience meet. This spacious 1,033 sq. ft. 2-bedroom, 2-bathroom condo offers an inviting open-concept layout with floor-to-ceiling windows that fill the home with natural light while showcasing breathtaking views of the Clearwater River. The functional kitchen is designed for both style and efficiency, featuring granite countertops, ample cabinet space, and sleek appliances. The generously sized bedrooms provide comfort and privacy, while the separate den offers a dedicated space for a home office, reading nook, or additional storage. Step outside onto the expansive balcony, perfect for enjoying your morning coffee while taking in the serene waterfront scenery. Additional features include two underground titled parking stalls, ensuring secure and convenient parking year-round. Condo fees cover heat, water, trash, common area maintenance, and reserve fund contributions, offering a hassle-free lifestyle. Don't miss this rare opportunity to own a prime river-facing unit in a sought-after location. Schedule your private viewing today!**

Inclusions: **NA**
Property Listed By: **RE/MAX Connect**

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



