



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**8535 CLEARWATER Drive #610, Fort McMurray T9H 0B7**

MLS® #: **A2224597**

Area: **Downtown**

Listing Date: **05/26/25**

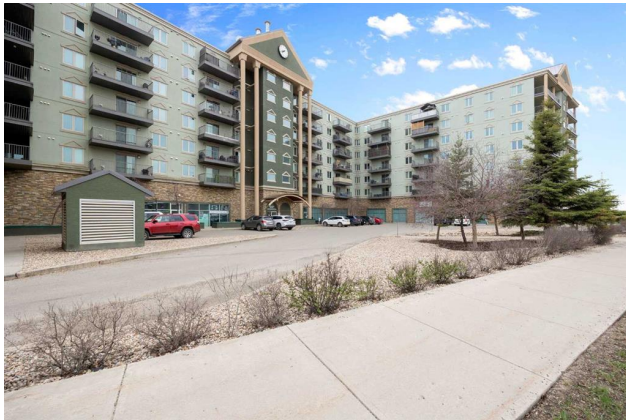
List Price: **\$165,000**

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: **910**  
Low Sqft:  
Ttl Sqft: **910**

DOM

**43**  
Layout  
Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **Apartment-Single Level Unit**

Parking

Ttl Park: **2**  
Garage Sz:

Access:

Lot Feat:

Park Feat: **Underground**

Utilities and Features

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

Construction: **Concrete**  
Flooring: **Ceramic Tile,Vinyl**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**  
Int Feat: **Open Floorplan**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>4pc Bathroom</b>	<b>Main</b>	<b>4`10" x 8`3"</b>	<b>4pc Ensuite bath</b>	<b>Main</b>	<b>4`11" x 8`2"</b>
<b>Bedroom</b>	<b>Main</b>	<b>12`11" x 9`11"</b>	<b>Dining Room</b>	<b>Main</b>	<b>12`11" x 12`1"</b>
<b>Foyer</b>	<b>Main</b>	<b>10`7" x 4`11"</b>	<b>Kitchen</b>	<b>Main</b>	<b>8`5" x 8`5"</b>
<b>Laundry</b>	<b>Main</b>	<b>7`11" x 8`3"</b>	<b>Living Room</b>	<b>Main</b>	<b>16`0" x 12`8"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>13`4" x 12`6"</b>			

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

**\$697**

**Fee Simple**

**PRA1**

Fee Freq:

**Monthly**

Legal Desc:

**1021359**

Remarks

Pub Rmks:

**Step into comfort and convenience with this beautifully maintained 2 bedroom, 2 bathroom condo on the 6th floor, in a secure, well-managed building. Boasting vinyl plank flooring throughout, this open-concept unit features a spacious living room with a cozy gas-burning fireplace, perfect for relaxing or entertaining. The functional layout includes a dedicated dining area and a well-appointed kitchen with plenty of cabinetry and counter space - ideal for everyday living. This home features 2 spacious bedrooms, including the primary bedroom with a 4pc en-suite. Step out onto your private balcony, complete with a natural gas hookup, perfect for BBQs and outdoor enjoyment. Additional highlights include in-suite laundry and two titled underground parking stalls. All amenities - shopping, dining, transit, and more - are just a short walk away, making this the perfect blend of comfort and location. Don't miss out on this move-in-ready home in a prime location!**

Inclusions:

Property Listed By:

**Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Window Coverings, 2 Fobs,  
EXP REALTY**

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

