



THE
A-TEAM

**RE/MAX
FIRST**

8535 CLEARWATER Drive #519, Fort McMurray T9H 0B7

MLS® #: **A2227923**

Area: **Downtown**

Listing Date: **06/04/25**

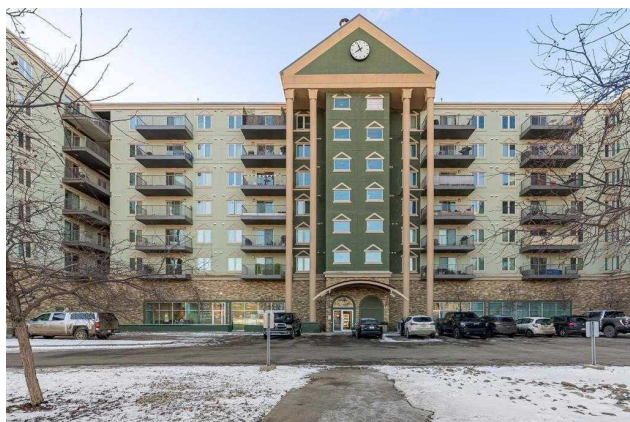
List Price: **\$180,000**

Status: **Pending**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential
Apartment**
Sub Type: **Fort McMurray
2010**

Lot Information

City/Town:
Year Built:
Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,012**
Low Sqft:
Ttl Sqft: **1,012**

DOM

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

Access:
Lot Feat:
Park Feat:

Parkade,Underground

Parking

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

Utilities and Features

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

Construction: **Concrete**
Flooring: **Laminate**
Water Source:
Fnd/Bsmt:

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

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
3pc Bathroom	Main	8`1" x 5`0"
Laundry	Main	6`2" x 7`9"
Bedroom	Main	10`2" x 11`5"
Bedroom - Primary	Main	12`4" x 11`5"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Den	Main	7`4" x 11`3"
Kitchen	Main	11`5" x 21`7"
3pc Ensuite bath	Main	8`4" x 4`11"
Living Room	Main	13`0" x 16`11"

Legal/Tax/Financial

Condo Fee:
\$779

Title:
Fee Simple

Zoning:
PRA1

Legal Desc:	1021359	Fee Freq: Monthly	Remarks
Pub Rmks:	<p>Welcome to 519-8535 Clearwater Drive, an exceptional 2-bedroom + den, 2-bathroom corner unit offering unparalleled waterfront living in the heart of downtown Fort McMurray. Completely renovated from top to bottom, this residence presents a brand-new interior, featuring modern finishes, premium upgrades, and some of the best views in town. Upon entry, you'll be greeted by an open-concept layout flooded with natural light, showcasing breathtaking 180-degree views of the Clearwater River. The expansive 27-foot covered balcony, complete with a natural gas hookup, provides a front-row seat to the Northern Lights and MacDonald Island fireworks, making it the perfect space for entertaining or relaxing year-round. Property Highlights: • Fully renovated with new flooring, cabinetry, bathrooms, and fresh finishes throughout • Gourmet kitchen featuring granite countertops, hardwood cabinetry, ceramic tile flooring, and modern brushed aluminum hardware • Spacious primary bedroom with a private ensuite and ample closet space • Den ideal for a home office, study, or additional storage • Bright and open living space with a corner fireplace and direct balcony access • In-suite laundry with a large storage area for added convenience • Two titled heated underground parking stalls (228 & 229) • Executive concrete building built in 2010 by F.M. Shah Building Design Group • Modern amenities including double elevators, fitness rooms on every floor, and garbage chutes Prime Downtown Location: Located in the highly sought-after River Ridge Estates, this home is just steps from grocery stores, shopping, dining, and public transit, offering the perfect blend of urban convenience. This fully upgraded waterfront property is an incredible opportunity for homeowners and investors alike. Experience luxury, comfort, and breathtaking views—schedule your private showing today!</p>		
Inclusions:	NA		
Property Listed By:	RE/MAX Connect		

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



