

# \$165,000 - 610, 8535 Clearwater Drive, Fort McMurray

MLS® #A2224597

**\$165,000**

2 Bedroom, 2.00 Bathroom, 911 sqft

Residential on 0.00 Acres

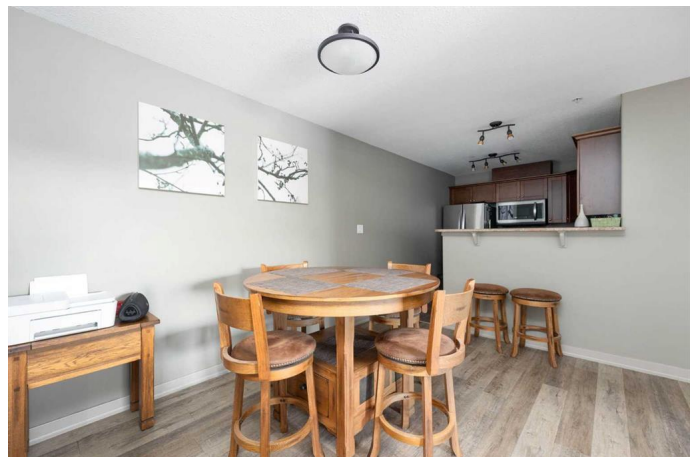
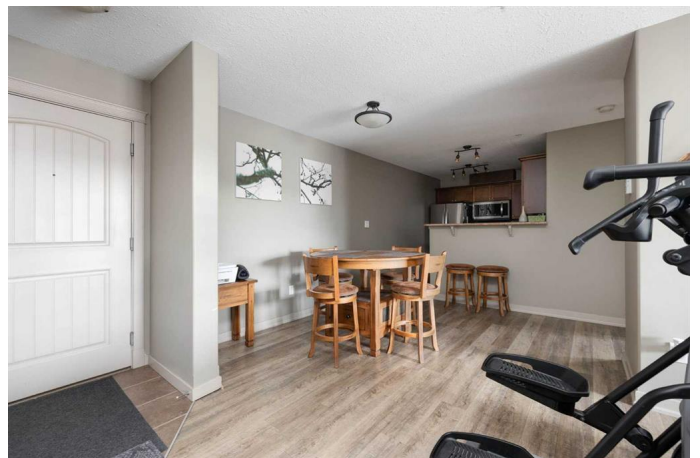
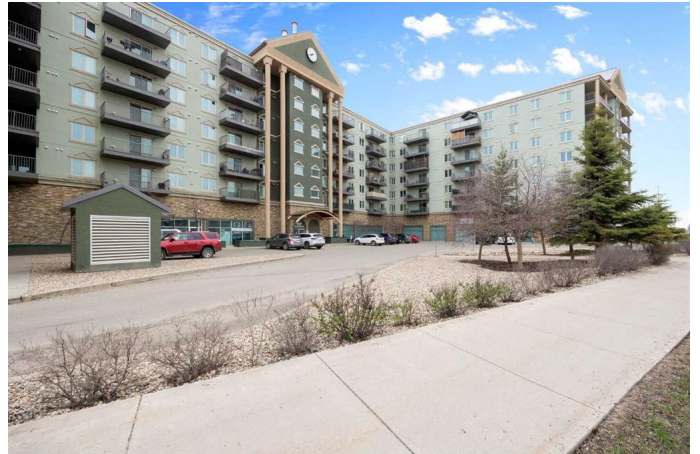
Downtown, Fort McMurray, Alberta

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!

Built in 2010

## Essential Information

MLS® #	A2224597
Price	\$165,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2



Square Footage	911
Acres	0.00
Year Built	2010
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	610, 8535 Clearwater Drive
Subdivision	Downtown
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 0B7

### Amenities

Amenities	Secured Parking
Parking Spaces	2
Parking	Underground

### Interior

Interior Features	Open Floorplan
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Baseboard
Cooling	Other
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	7

### Exterior

Exterior Features	Balcony
Construction	Concrete

### Additional Information

Date Listed	May 26th, 2025
Days on Market	14
Zoning	PRA1

**Listing Details**

Listing Office            EXP REALTY

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