

\$174,900 - 218, 8535 Clearwater Drive, Fort McMurray

MLS® #A2246971

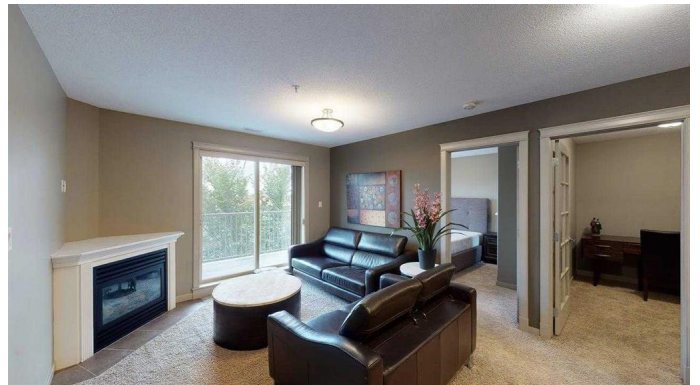
\$174,900

2 Bedroom, 2.00 Bathroom, 1,057 sqft

Residential on 0.00 Acres

Downtown, Fort McMurray, Alberta

*Measurements are not RMS, due to no access to the unit until September 1st 2025. At that time, measurements and pictures will be taken and uploaded to MLS. No showings will be allowed until September 1st due to tenants rights. Please make sure to check out the 3D video provided. WELCOME TO 218-8535 CLEARWATER DRIVE! Downtown Living at Its Best! This wonderful 2-bedroom, 2-bathroom condo with a den is move-in ready and comes completely furnished with high-quality furniture—just bring your suitcase! Enjoy the convenience of 2 titled underground parking stalls and in-unit laundry for ultimate comfort. The open layout is in excellent condition and offers plenty of natural light. Located in the heart of downtown, you™ll be steps from restaurants, parks, grocery stores, schools, clinics, the hospital, and Keyano College. Perfect for professionals, students, or anyone seeking a low-maintenance lifestyle in a prime location.



Built in 2010

Essential Information

MLS® #	A2246971
Price	\$174,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2

Square Footage	1,057
Acres	0.00
Year Built	2010
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	218, 8535 Clearwater Drive
Subdivision	Downtown
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 0B7

Amenities

Amenities	Elevator(s), Secured Parking, Visitor Parking
Parking Spaces	2
Parking	Underground

Interior

Interior Features	Granite Counters
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Heating	Forced Air
Cooling	Other
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	7

Exterior

Exterior Features	Balcony
Construction	Concrete

Additional Information

Date Listed	August 8th, 2025
Days on Market	11

Zoning PRA1

Listing Details

Listing Office People 1st Realty

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.