

\$189,900 - 316, 8535 Clearwater Drive, Fort McMurray

MLS® #A2249549

\$189,900

2 Bedroom, 2.00 Bathroom, 1,057 sqft

Residential on 0.00 Acres

Downtown, Fort McMurray, Alberta

Welcome to this beautifully updated 2 bedroom + den, 1,057 sq. ft. condo in a sought-after concrete and steel building downtown. This west-facing unit is filled with natural light and showcases breathtaking river views right from your living space. Recently refreshed with new paint, updated flooring, and modern light fixtures, this home offers a bright and stylish interior. The spacious open-concept layout is perfect for both relaxing and entertaining, with a versatile den that makes an ideal home office, guest room, or creative space.

Residents will enjoy the convenience of two heated underground parking stalls, garbage chutes on each floor, and access to a fully equipped fitness room. Perfectly located in the downtown core, you'll be within walking distance of shops, restaurants, trails, and the river valley.

Highlights:

• 2 Bedrooms + Den | 1,057 sq. ft.

• West-facing with spectacular river views

• Freshly painted, new flooring, and updated lighting

• Concrete & steel construction for peace of mind

• 2 heated underground parking stalls 129 & 130

• Fitness room in the building

• Garbage chutes for added convenience

• Prime downtown location close to everything

Don't miss the chance to make this



exceptional condo your new home in the heart of the city!

Built in 2010

Essential Information

MLS® #	A2249549
Price	\$189,900
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	316, 8535 Clearwater Drive
Subdivision	Downtown
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 0B7

Amenities

Amenities	Elevator(s), Fitness Center, C
Utilities	Natural Gas Paid, Heating Pa
Parking Spaces	2
Parking	Garage Door Opener, Heated

Interior

Interior Features	Granite Counters
Appliances	Central Air Conditioner, Dish Range, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air
Cooling	Central Air



Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	7

Exterior

Exterior Features	Balcony, BBQ gas line
Construction	Concrete

Additional Information

Date Listed	August 15th, 2025
Days on Market	1
Zoning	PRA1
HOA Fees	806
HOA Fees Freq.	MON

Listing Details

Listing Office	MEYERS MANAGEMENT CONSULTING GROUP
----------------	------------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.