

# \$155,000 - 206, 8535 Clearwater Drive, Fort McMurray

MLS® #A2260323

**\$155,000**

2 Bedroom, 2.00 Bathroom, 1,052 sqft

Residential on 0.00 Acres

Downtown, Fort McMurray, Alberta

Step into comfort and convenience with this functional 2-bedroom + den, 2-bathroom condo, ideally located in the heart of the city. Situated on the second floor, this 1,153 sq. ft. home offers a thoughtfully designed layout and exceptional value.

From the moment you enter, you'll be greeted by a bright and open living space featuring durable tile flooring and an abundance of natural light. The spacious living room is anchored by a cozy corner electric fireplace and opens onto your private balcony—perfect for enjoying stunning views and relaxing evenings.

The functional kitchen is equipped with ample cabinet storage, sleek granite countertops, and an eat-up breakfast bar—ideal for casual meals or entertaining guests.

Both bedrooms are generously sized, and the additional den provides the perfect space for a home office, reading nook, or guest room.

This unit also comes with two titled underground parking stalls, a rare and valuable bonus.

Condo fees conveniently include heat, water, garbage removal, common area maintenance, and contributions to the reserve fund—making ownership easy and stress-free.

Don't miss your chance to own this competitively priced gem. Call today to schedule your private tour!

Built in 2010



## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2260323          |
| Price          | \$155,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,052             |
| Acres          | 0.00              |
| Year Built     | 2010              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 206, 8535 Clearwater Drive |
| Subdivision | Downtown                   |
| City        | Fort McMurray              |
| County      | Wood Buffalo               |
| Province    | Alberta                    |
| Postal Code | T9H0B7                     |

## Amenities

|                |                     |
|----------------|---------------------|
| Amenities      | None                |
| Parking Spaces | 2                   |
| Parking        | Titled, Underground |

## Interior

|                   |               |
|-------------------|---------------|
| Interior Features | Breakfast Bar |
| Appliances        | None          |
| Heating           | Forced Air    |
| Cooling           | Central Air   |
| Fireplace         | Yes           |
| # of Fireplaces   | 1             |
| Fireplaces        | Electric      |
| # of Stories      | 6             |

## Exterior

|                   |         |
|-------------------|---------|
| Exterior Features | Balcony |
|-------------------|---------|

|              |                 |
|--------------|-----------------|
| Roof         | Asphalt Shingle |
| Construction | See Remarks     |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 25th, 2025 |
| Days on Market | 15                   |
| Zoning         | PRA1                 |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | ROYAL LEPAGE BENCHMARK |
|----------------|------------------------|

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