

\$162,400 - 611, 8535 Clearwater Drive, Fort McMurray

MLS® #A2262046

\$162,400

2 Bedroom, 2.00 Bathroom, 922 sqft

Residential on 0.00 Acres

Downtown, Fort McMurray, Alberta

Beautifully updated south-facing 2 bed, 2 bath condo in the highly sought-after River Ridge Estates—a concrete steel construction building located in Fort McMurray's vibrant downtown river valley. This 922 sq ft single-level unit features brand new luxury vinyl tile flooring, fresh paint, modern light fixtures, and stunning quartz countertops in the kitchen. Enjoy the warmth of a gas fireplace, central A/C, and the convenience of a gas line on the balcony for your BBQ. Includes two heated, titled underground parking stalls. Residents have access to three fitness rooms, garbage chutes, and scenic walking trails along the Clearwater River—all just steps from shops, restaurants, and amenities. Priced to sell with flexible possession—perfect for first-time buyers, downsizers, or investors.

Built in 2010

Essential Information

MLS® #	A2262046
Price	\$162,400
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	922
Acres	0.00
Year Built	2010



Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	611, 8535 Clearwater Drive
Subdivision	Downtown
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 0B7

Amenities

Amenities	Elevator(s), Fitness Center, Chute
Parking Spaces	2
Parking	Garage Door Opener, Heated Side By Side

Interior

Interior Features	Breakfast Bar, Chandelier, Quartz
Appliances	Dishwasher, Dryer, Electric Washer/Dryer Stacked, Windows
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
# of Stories	7

Exterior

Exterior Features	Balcony, BBQ gas line
Roof	Flat
Construction	Concrete

Additional Information

Date Listed	October 6th, 2025
Days on Market	3
Zoning	PRA1



HOA Fees	697
HOA Fees Freq.	MON

Listing Details

Listing Office	MEYERS MANAGEMENT CONSULTING GROUP
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