

\$149,900 - 412, 8535 Clearwater Drive, Fort McMurray

MLS® #A2199901

\$149,900

2 Bedroom, 2.00 Bathroom, 918 sqft
Residential on 0.00 Acres

Downtown, Fort McMurray, Alberta

Welcome to River Ridge Estates, a highly sought-after concrete and steel building - an uncommon gem in Fort McMurray! Whether you're new to the city, looking for a low-maintenance lifestyle, or an investor seeking an income property, this 2-bedroom, 2-bathroom condo offers the perfect blend of comfort and convenience.

Nestled alongside the river and just moments from all that downtown Fort McMurray has to offer, this unit features:

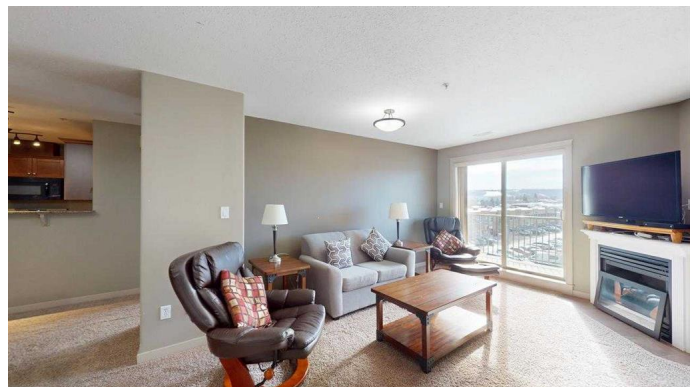
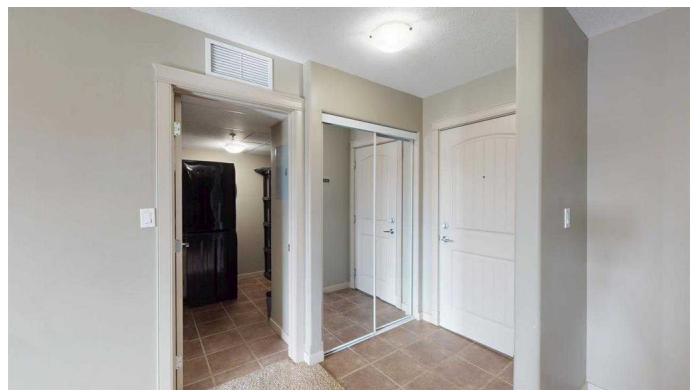
- ?? Spacious living room with a cozy gas fireplace
- ?? Granite countertops in the kitchen and bathrooms
- ?? In-suite laundry for added convenience
- ?? Primary bedroom with a private full ensuite
- ?? A second bedroom and an additional full bath

Don't miss your chance to own a stylish and well-appointed condo in a prime location!

Built in 2010

Essential Information

MLS® #	A2199901
Price	\$149,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2



Square Footage	918
Acres	0.00
Year Built	2010
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	412, 8535 Clearwater Drive
Subdivision	Downtown
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 0B7

Amenities

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

Interior

Interior Features	See Remarks
Appliances	Oven, Refrigerator, Washer/Dryer Stacked
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	7

Exterior

Exterior Features	Balcony
Construction	Concrete

Additional Information

Date Listed	March 6th, 2025
Days on Market	8
Zoning	PRA1

Listing Details

Listing Office People 1st Realty

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