\$160,000 - 719, 8535 Clearwater Drive, Fort McMurray

MLS® #A2170606

\$160,000

2 Bedroom, 2.00 Bathroom, 1,011 sqft Residential on 0.00 Acres

Downtown, Fort McMurray, Alberta

Executive living in the heart of the downtown! Located on the Top Floor (7th Floor) of River Ridge Estates this large corner unit overlooks the Clearwater River and is close to everything the downtown has to offer.

This 2 Bedroom, 2 Bathroom condo features a very functional kitchen with granite countertops and breakfast bar, spacious living room with corner gas fireplace, newer laminate flooring, in-suite laundry with additional storage, and a cozy primary bedroom with full ensuite and large closet. The large covered deck offers amazing views of the Clearwater River Valley and the opportunity to relax after a long day at work.

Other extras include 2 Titled side by side underground heated parking stalls. Walking distance to shopping, restaurants and the downtown trail system.

Condominium Living at its Best!!!

Built in 2010

Essential Information

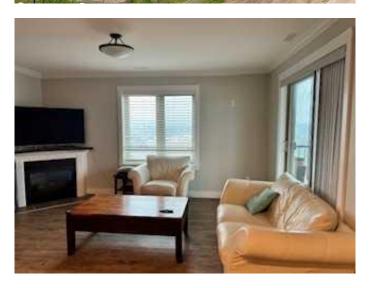
MLS® # A2170606 Price \$160,000 Sold Price \$175,000

Bedrooms 2
Bathrooms 2.00
Full Baths 2

Square Footage 1,011







Acres 0.00 Year Built 2010

Type Residential Sub-Type Apartment

Style High-Rise (5+)

Status Sold

Community Information

Address 719, 8535 Clearwater Drive

Subdivision Downtown

City Fort McMurray

County Wood Buffalo

Province Alberta
Postal Code T9H 0B7

Amenities

Amenities Elevator(s), Snow Removal

Parking Spaces 2

Parking Titled, Underground

Interior

Interior Features See Remarks
Appliances See Remarks
Heating Baseboard

Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Gas, Living Room

of Stories 7

Exterior

Exterior Features Playground

Roof Flat Torch Membrane

Construction Concrete

Additional Information

Date Listed September 30th, 2024

Date Sold November 26th, 2024

Days on Market 57

Zoning PRA1 HOA Fees 0.00

Listing Details

Listing Office RE/MAX FORT MCMURRAY

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