

\$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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