

# \$165,000 - 610, 8535 Clearwater Drive, Fort McMurray

MLS® #A2224597

**\$165,000**

2 Bedroom, 2.00 Bathroom, 911 sqft

Residential on 0.00 Acres

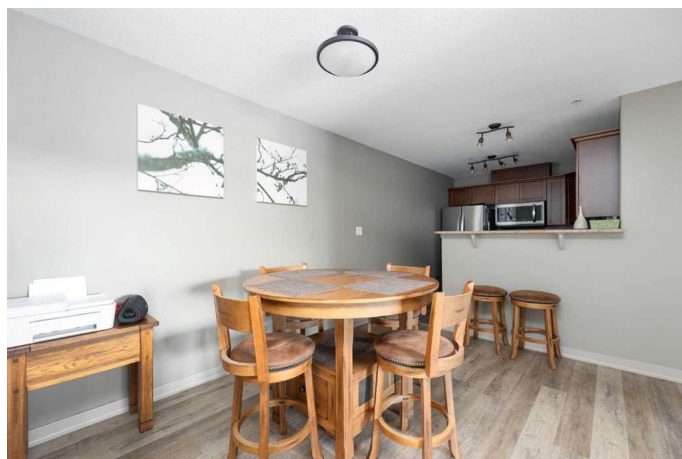
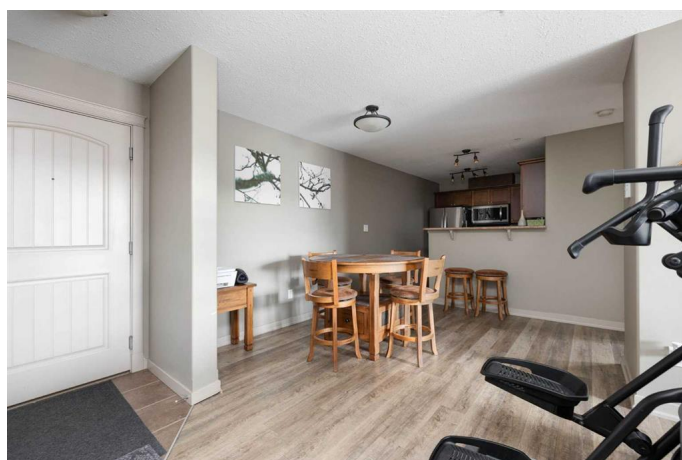
Downtown, Fort McMurray, Alberta

Step into comfort and convenience with this beautifully maintained 2 bedroom, 2 bathroom condo on the 6th floor, in a secure, well-managed building. Boasting vinyl plank flooring throughout, this open-concept unit features a spacious living room with a cozy gas-burning fireplace, perfect for relaxing or entertaining. The functional layout includes a dedicated dining area and a well-appointed kitchen with plenty of cabinetry and counter space – ideal for everyday living. This home features 2 spacious bedrooms, including the primary bedroom with a 4pc en-suite. Step out onto your private balcony, complete with a natural gas hookup, perfect for BBQs and outdoor enjoyment. Additional highlights include in-suite laundry and two titled underground parking stalls. All amenities – shopping, dining, transit, and more – are just a short walk away, making this the perfect blend of comfort and location. Don't miss out on this move-in-ready home in a prime location!

Built in 2010

## Essential Information

MLS® #	A2224597
Price	\$165,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2



Square Footage	911
Acres	0.00
Year Built	2010
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	610, 8535 Clearwater Drive
Subdivision	Downtown
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 0B7

### Amenities

Amenities	Secured Parking
Parking Spaces	2
Parking	Underground

### Interior

Interior Features	Open Floorplan
Appliances	Dishwasher, Refrigerator, Stove(s), Window Coverings, Washer/Dryer
Heating	Baseboard
Cooling	Other
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	7

### Exterior

Exterior Features	Balcony
Construction	Concrete

### Additional Information

Date Listed	May 26th, 2025
Days on Market	79
Zoning	PRA1

**Listing Details**

Listing Office            EXP REALTY

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.