

# \$174,900 - 218, 8535 Clearwater Drive, Fort McMurray

MLS® #A2246971

**\$174,900**

2 Bedroom, 2.00 Bathroom, 1,057 sqft

Residential on 0.00 Acres

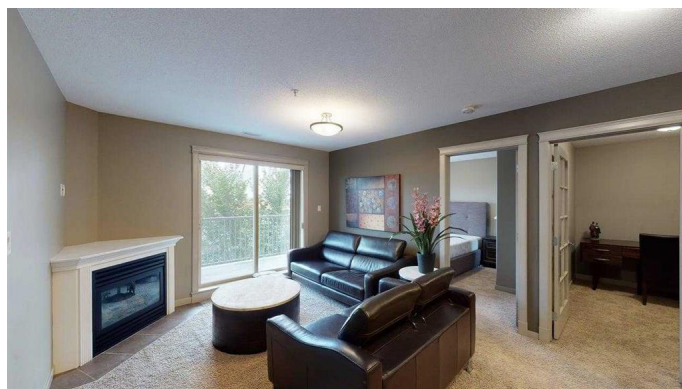
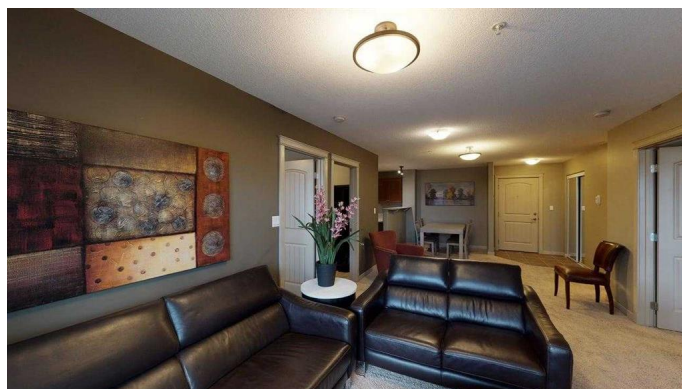
Downtown, Fort McMurray, Alberta

Please make sure to check out the 3D video provided. WELCOME TO 218-8535 CLEARWATER DRIVE! Downtown Living at Its Best! This wonderful 2-bedroom, 2-bathroom condo with a den is move-in ready and comes completely furnished with high-quality furniture—just bring your suitcase! Enjoy the convenience of 2 titled underground parking stalls and in-unit laundry for ultimate comfort. The open layout is in excellent condition and offers plenty of natural light. Located in the heart of downtown, you'll be steps from restaurants, parks, grocery stores, schools, clinics, the hospital, and Keyano College. Perfect for professionals, students, or anyone seeking a low-maintenance lifestyle in a prime location.

Built in 2010

## Essential Information

MLS® #	A2246971
Price	\$174,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,057
Acres	0.00
Year Built	2010
Type	Residential



Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	218, 8535 Clearwater Drive
Subdivision	Downtown
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 0B7

### Amenities

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

### Interior

Interior Features	Granite Counters
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Heating	Forced Air
Cooling	Other
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	7

### Exterior

Exterior Features	Balcony
Construction	Concrete

### Additional Information

Date Listed	August 8th, 2025
Days on Market	29
Zoning	PRA1

### Listing Details

Listing Office	People 1st Realty
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