

\$180,000 - 608, 8535 Clearwater Drive, Fort McMurray

MLS® #A2249643

\$180,000

2 Bedroom, 2.00 Bathroom, 985 sqft

Residential on 0.00 Acres

Downtown, Fort McMurray, Alberta

Welcome to 608-8535 Clearwater Drive: a riverside condo offering both convenience and comfort with underground parking, scenic trails, and dining and shopping just steps from your door. Situated on the 6th floor, the building features two elevators and is home to popular amenities including Cora™s, The Alley YMM, and Mr. Mikes, while the opposite side opens onto the beautiful walking paths along the river.

Inside, the unit is bright and spacious with an open layout. The large living room centres around a cozy gas fireplace and offers access to a covered balcony with views of downtown and the greenery beyond. The kitchen is equipped with granite counters, stainless steel appliances, and an eat-up bar for casual meals, while the dining area provides space for sit down entertaining.

Designed for privacy, this two-bedroom, two-bathroom condo places each bedroom on opposite sides of the unit. The primary retreat features an oversized closet and a 4-piece ensuite, while the second bedroom has a full bathroom nearby, easily accessible for guests. Condo fees include water, sewage, gas, and garbage collection, and the unit comes with two underground parking stalls. Offering low-maintenance living in a prime location, this property is ideal for homeowners or investors alike. Book your private tour today.

Built in 2010



Essential Information

MLS® #	A2249643
Price	\$180,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	985
Acres	0.00
Year Built	2010
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	608, 8535 Clearwater Drive
Subdivision	Downtown
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 5G2

Amenities

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

Interior

Interior Features	Granite Counters, No Smoking Home, Open Floorplan, Storage, Vinyl Windows
Appliances	Dishwasher, Refrigerator, Washer/Dryer, Window Coverings, Stove(s)
Heating	Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	7

Exterior

Exterior Features	Balcony
Construction	Mixed

Additional Information

Date Listed	August 20th, 2025
Days on Market	60
Zoning	PRA1

Listing Details

Listing Office	The Agency North Central Alberta
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