

# \$155,000 - 206, 8535 Clearwater Drive, Fort McMurray

MLS® #A2260323

**\$155,000**

2 Bedroom, 2.00 Bathroom, 1,052 sqft

Residential on 0.00 Acres

Downtown, Fort McMurray, Alberta

Step into comfort and convenience with this functional 2-bedroom + den, 2-bathroom condo, ideally located in the heart of the city. Situated on the second floor, this 1,153 sq. ft. home offers a thoughtfully designed layout and exceptional value.

From the moment you enter, youâ€™ll be greeted by a bright and open living space featuring durable tile flooring and an abundance of natural light. The spacious living room is anchored by a cozy corner electric fireplace and opens onto your private balconyâ€”perfect for enjoying stunning views and relaxing evenings.

The functional kitchen is equipped with ample cabinet storage, sleek granite countertops, and an eat-up breakfast barâ€”ideal for casual meals or entertaining guests.

Both bedrooms are generously sized, and the additional den provides the perfect space for a home office, reading nook, or guest room.

This unit also comes with two titled underground parking stalls, a rare and valuable bonus.

Condo fees conveniently include heat, water, garbage removal, common area maintenance, and contributions to the reserve fundâ€”making ownership easy and stress-free.

Don't miss your chance to own this competitively priced gem. Call today to schedule your private tour!

Built in 2025



## Essential Information

MLS® #	A2260323
Price	\$155,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,052
Acres	0.00
Year Built	2025
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

## Community Information

Address	206, 8535 Clearwater Drive
Subdivision	Downtown
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H0B7

## Amenities

Amenities	None
Parking Spaces	2
Parking	Titled, Underground

## Interior

Interior Features	Breakfast Bar
Appliances	None
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
# of Stories	6

## Exterior

Exterior Features	Balcony
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Roof	Asphalt Shingle
Construction	See Remarks

**Additional Information**

Date Listed	September 25th, 2025
Days on Market	2
Zoning	PRA1

**Listing Details**

Listing Office	ROYAL LEPAGE BENCHMARK
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