

# \$189,900 - 316, 8535 Clearwater Drive, Fort McMurray

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MLS® #A2249549

**\$189,900**

2 Bedroom, 2.00 Bathroom, 1,057 sqft

Residential on 0.00 Acres

Downtown, Fort McMurray, Alberta

Welcome to this beautifully updated 2 bedroom + den, 1,057 sq. ft. condo in a sought-after concrete and steel building downtown. This west-facing unit is filled with natural light and showcases breathtaking river views right from your living space. Recently refreshed with new paint, updated flooring, and modern light fixtures, this home offers a bright and stylish interior. The spacious open-concept layout is perfect for both relaxing and entertaining, with a versatile den that makes an ideal home office, guest room, or creative space.

Residents will enjoy the convenience of two heated underground parking stalls, garbage chutes on each floor, and access to a fully equipped fitness room. Perfectly located in the downtown core, youâ€™™ll be within walking distance of shops, restaurants, trails, and the river valley.

Highlights:

â€¢ 2 Bedrooms + Den | 1,057 sq. ft.

â€¢ West-facing with spectacular river views

â€¢ Freshly painted, new flooring, and updated lighting

â€¢ Concrete & steel construction for peace of mind

â€¢ 2 heated underground parking stalls 129 & 130

â€¢ Fitness room in the building

â€¢ Garbage chutes for added convenience

â€¢ Prime downtown location close to everything

Donâ€™™t miss the chance to make this



exceptional condo your new home in the heart of the city!

Built in 2010

Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2249549          |
| Price          | \$189,900         |
| 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     | 316, 8535 Clearwater Drive |
| Subdivision | Downtown                   |
| City        | Fort McMurray              |
| County      | Wood Buffalo               |
| Province    | Alberta                    |
| Postal Code | T9H 0B7                    |

Amenities

|                |                                |
|----------------|--------------------------------|
| Amenities      | Elevator(s), Fitness Center, C |
| Utilities      | Heating Paid For, Natural Ga   |
| Parking Spaces | 2                              |
| Parking        | Garage Door Opener, Heated     |

Interior

|                   |                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters                                                                           |
| Appliances        | Central Air Conditioner, Di<br>Refrigerator, Window Coverings, Range, Washer/Dryer Stacked |
| Heating           | Forced Air                                                                                 |
| Cooling           | Central Air                                                                                |



|                 |     |
|-----------------|-----|
| Fireplace       | Yes |
| # of Fireplaces | 1   |
| Fireplaces      | Gas |
| # of Stories    | 7   |

### Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | BBQ gas line, Balcony |
| Construction      | Concrete              |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 15th, 2025 |
| Days on Market | 22                |
| Zoning         | PRA1              |
| HOA Fees       | 806               |
| HOA Fees Freq. | MON               |

### Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | MEYERS MANAGEMENT CONSULTING GROUP |
|----------------|------------------------------------|

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