\$162,400 - 611, 8535 Clearwater Drive, Fort McMurray

MLS® #A2262046

\$162,400

2 Bedroom, 2.00 Bathroom, 922 sqft Residential on 0.00 Acres

Downtown, Fort McMurray, Alberta

Beautifully updated south-facing 2 bed, 2 bath condo in the highly sought-after River Ridge Estatesâ€"a concrete steel construction building located in Fort McMurray's vibrant downtown river valley. This 922 sq ft single-level unit features brand new luxury vinyl tile flooring, fresh paint, modern light fixtures, and stunning quartz countertops in the kitchen. Enjoy the warmth of a gas fireplace, central A/C, and the convenience of a gas line on the balcony for your BBQ. Includes two heated, titled underground parking stalls. Residents have access to three fitness rooms, garbage chutes, and scenic walking trails along the Clearwater Riverâ€"all just steps from shops, restaurants, and amenities. Priced to sell with flexible possessionâ€"perfect for first-time buvers. downsizers, or investors.



Built in 2010

Essential Information

MLS® # A2262046 Price \$162,400

Bedrooms 2

Bathrooms 2.00

Full Baths 2

Square Footage 922

Acres 0.00

Year Built 2010

Type Residential

Sub-Type Apartment

Style Single Level Unit

Status Active

Community Information

Address 611, 8535 Clearwater Drive

Subdivision Downtown

City Fort McMurray

County Wood Buffalo

Province Alberta
Postal Code T9H 0B7

Amenities

Amenities Elevator(s), Fitness Center,

Chute

Parking Spaces 2

Parking Garage Door Opener, Heat

Side By Side

Interior

Interior Features Breakfast Bar, Chandelier, Q

Appliances Dishwasher, Dryer, Elec

Washer/Dryer Stacked, Wind

Heating Forced Air Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Gas, Living Room

of Stories 7

Exterior

Exterior Features Balcony, BBQ gas line

Roof Flat

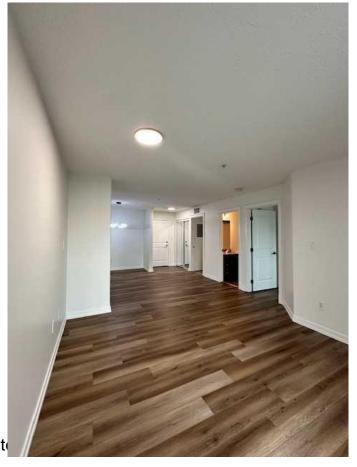
Construction Concrete

Additional Information

Date Listed October 6th, 2025

Days on Market 2

Zoning PRA1





HOA Fees Freq. MON

Listing Details

Listing Office MEYERS MANAGEMENT CONSULTING GROUP

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