



## 8535 Clearwater Drive Fort McMurray Alberta

\$155,000

Welcome to 519-8535 Clearwater Drive, where waterfront living meets convenient living. This one-of-a-kind apartment offers a truly unique and exceptional living on the banks of the Clearwater River. Step onto the large balcony and behold the breathtaking 180-degree views of the Clearwater River. Witness nature's stunning spectacle as the Northern lights gracefully dance across the night sky, creating a mesmerizing display right from your own balcony. And when the Macisland special event fireworks light up the horizon, you'll have a front-row seat to this dazzling spectacle. This condo features two bedrooms, a DEN and two full bathrooms with patio door leading to the balcony. The interior of the unit awaits your finishing touches. From your front door, you're just a short stroll away from a plethora of amenities, including grocery stores, The Alley, shopping and restaurants. This property offers two titled parking stalls (228 and 229). In addition to all its remarkable qualities, this waterfront property is also a remarkable investment. Arguably one of the most affordable waterfront properties in Alberta, it presents a rare chance to own a slice of paradise at an exceptional value. Experience life on the Clearwater River at 519-8535 Clearwater Dr. Don't miss your chance to own this unique condo. SOLD AS IS WHERE IS! (id:6769)

Primary Bedroom 14.08 Ft x 11.83 Ft

4pc Bathroom Measurements not available

Laundry room 7.67 Ft x 6.25 Ft

4pc Bathroom Measurements not available

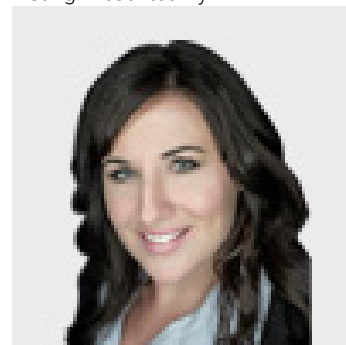
Bedroom 10.17 Ft x 11.33 Ft

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Den 7.25 Ft x 11.25 Ft

Living room 18.25 Ft x 14.92 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX FORT MCMURRAY

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