



## 8535 Clearwater Drive Fort McMurray Alberta

\$145,000

ACT FAST ON THIS INCREDIBLE OPPURTUNITY FOR BUYERS AND INVESTORS! 2 BEDROOM PLUS DEN AND 2 BATHROOM SPACIOUS AND AFFORDABLE CONDO FACING THE RIVER! Located on the 5th floor this condo is offered at an excellent price and is an excellent opportunity to own, and have amazing River valley views. Square footage on the interior of this home is coming in just under 1100 sq ft. and features an excellent floor plan, that features a functional kitchen with loads of cabinets and counter top space and black appliances. The kitchen opens to a large dining area, than a oversized living room with corner fireplace, and garden door leading to your private balcony where you can fall in love with the Stunning views of the Clearwater River, and star gaze and watch the Northern lights dance. The main level continues with a DEN/OFFICE, 2 Bedrooms and 2 baths. The Primary bedroom offers 2 closet and a full ensuite. In addition this executive condo has in suite laundry and storage room and is complete with 2 underground heated parking stalls. This building is located in the heart of Downtown and is in walking distance to all amenities. The building is well managed and is secure. Condo fees include heat, waster, sewer, insurance and professional management and reserve fund study contributions. Call today to schedule your personal tour. (id:6769)

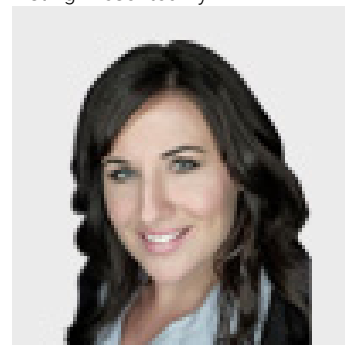
4pc Bathroom 11.33 Ft x 5.25 Ft

4pc Bathroom 5.58 Ft x 8.25 Ft

Bedroom 11.17 Ft x 10.00 Ft

Primary Bedroom 14.67 Ft x 13.83 Ft

Listing Presented By:



Originally Listed by:  
COLDWELL BANKER UNITED

<https://www.lisasellsymm.com/>

**RE/MAX**

**RE/MAX Fort McMurray**

9919 Biggs Avenue , Fort  
McMurray, AB,

Phone: 780-880-7173  
jadenek@remax.net