



8535 Clearwater Drive Fort McMurray Alberta

\$189,900

RIVER VIEWS! Welcome to 705-8535 Clearwater Drive, where style meets serenity in this beautiful TOP-FLOOR CORNER UNIT at River Ridge Estates. Imagine enjoying your morning coffee on your own covered balcony enjoying the panoramic view of the Clearwater River and vibrant landscape as a daily backdrop, where you can watch the Northern Lights or enjoy a front row seat to MacIslands Fireworks displays. This rare offering boasts 2 Bedrooms PLUS A DEN, and 3 full bathrooms, all finished with premium touches such as granite countertops, tile and laminate flooring. The open-concept layout is both stylish and functional, designed to maximize natural light and those break-taking views. Conveniently located downtown, with dining and entertainment options in walking distance. This property also offers fitness rooms on site for residents to enjoy, so save your \$\$ on a gym membership!! With two titled underground parking stalls included, you'll have everything you need at your fingertips. This property is more than just a home; it's an incredible investment opportunity to live in one of Fort McMurray's few CONCRETE buildings (great for soundproofing), it offers unmatched value in a coveted location. Experience the best of Fort McMurray at River Ridge Estates. (id:6769)

Primary Bedroom 14.25 Ft x 11.92 Ft

Living room/Dining room 18.00 Ft x 14.83 Ft

Laundry room 7.67 Ft x 6.58 Ft

Kitchen 9.42 Ft x 14.00 Ft

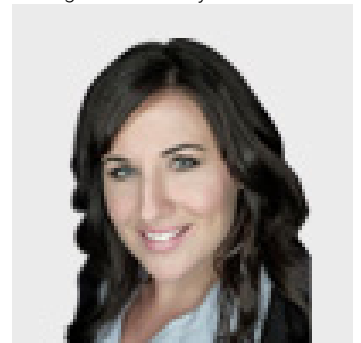
Den 11.17 Ft x 7.67 Ft

Bedroom 11.42 Ft x 10.17 Ft

4pc Bathroom 4.83 Ft x 8.50 Ft

4pc Bathroom 4.83 Ft x 8.33 Ft

Listing Presented By:



Originally Listed by:
COLDWELL BANKER UNITED

<http://www.theloregroup.com>

RE/MAX[®]

RE/MAX Fort McMurray

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