RE/MAX GRANDE PRAIRIE

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610, 8535 Clearwater Drive
Fort McMurray, Alberta

MLS # A2224597

$165,000

Division:	Downtown		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	911 sq.ft.	**Age:**	2010 (15 yrs old)
Beds:	2	**Baths:**	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	**Water:**	-
Floors:	Ceramic Tile, Vinyl	**Sewer:**	-
Roof:	-	**Condo Fee:**	$ 697
Basement:	-	**LLD:**	-
Exterior:	Concrete	**Zoning:**	PRA1
Foundation:	-	**Utilities:**	-
Features:	Open Floorplan		

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Window Coverings, 2 Fobs,

Step into comfort and convenience with this beautifully maintained 2 bedroom, 2 bathroom condo on the 6th floor, in a secure, well-managed building. Boasting vinyl plank flooring throughout, this open-concept unit features a spacious living room with a cozy gas-burning fireplace, perfect for relaxing or entertaining. The functional layout includes a dedicated dining area and a well-appointed kitchen with plenty of cabinetry and counter space – ideal for everyday living. This home features 2 spacious bedrooms, including the primary bedroom with a 4pc en-suite. Step out onto your private balcony, complete with a natural gas hookup, perfect for BBQs and outdoor enjoyment. Additional highlights include in-suite laundry and two titled underground parking stalls. All amenities – shopping, dining, transit, and more – are just a short walk away, making this the perfect blend of comfort and location. Don’t miss out on this move-in-ready home in a prime location!