

**519, 8535 Clearwater Drive
Fort McMurray, Alberta****MLS # A2227923****\$180,000**

Division:	Downtown		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,012 sq.ft.	Age:	2010 (15 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard, Natural Gas**Floors:** Laminate**Roof:** -**Basement:** -**Exterior:** Concrete**Foundation:** -**Features:** See Remarks**Water:** -**Sewer:** -**Condo Fee:** \$ 779**LLD:** -**Zoning:** PRA1**Utilities:** -**Inclusions:** NA

Welcome to 519-8535 Clearwater Drive, an exceptional 2-bedroom + den, 2-bathroom corner unit offering unparalleled waterfront living in the heart of downtown Fort McMurray. Completely renovated from top to bottom, this residence presents a brand-new interior, featuring modern finishes, premium upgrades, and some of the best views in town. Upon entry, you'll be greeted by an open-concept layout flooded with natural light, showcasing breathtaking 180-degree views of the Clearwater River. The expansive 27-foot covered balcony, complete with a natural gas hookup, provides a front-row seat to the Northern Lights and MacDonald Island fireworks, making it the perfect space for entertaining or relaxing year-round. Property Highlights: • Fully renovated with new flooring, cabinetry, bathrooms, and fresh finishes throughout • Gourmet kitchen featuring granite countertops, hardwood cabinetry, ceramic tile flooring, and modern brushed aluminum hardware • Spacious primary bedroom with a private ensuite and ample closet space • Den ideal for a home office, study, or additional storage • Bright and open living space with a corner fireplace and direct balcony access • In-suite laundry with a large storage area for added convenience • Two titled heated underground parking stalls (228 & 229) • Executive concrete building built in 2010 by F.M. Shah Building Design Group • Modern amenities including double elevators, fitness rooms on every floor, and garbage chutes Prime Downtown Location: Located in the highly sought-after River Ridge Estates, this home is just steps from grocery stores, shopping, dining, and public transit, offering the perfect blend of urban convenience. This fully upgraded waterfront property is an incredible opportunity for homeowners and investors alike. Experience luxury, comfort, and breathtaking

views—schedule your private showing today!