

# \$180,000 - 519, 8535 Clearwater Drive, Fort McMurray

MLS® #A2227923

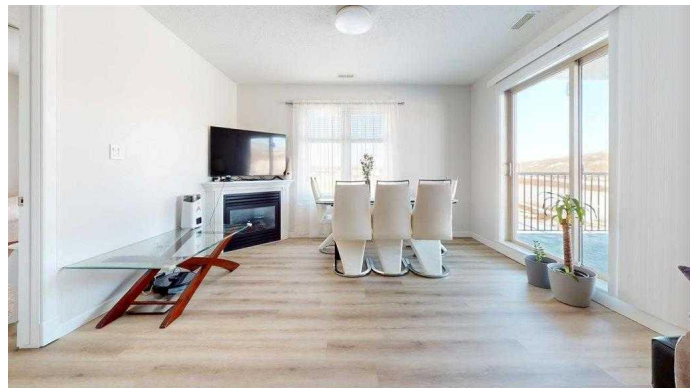
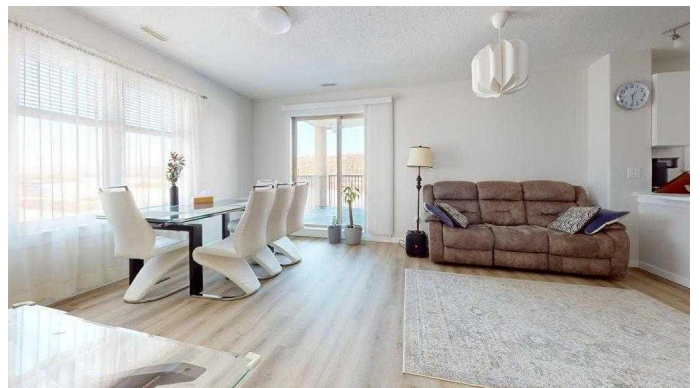
**\$180,000**

2 Bedroom, 2.00 Bathroom, 1,012 sqft

Residential on 0.00 Acres

Downtown, Fort McMurray, Alberta

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, youâ€™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: â€¢ Fully renovated with new flooring, cabinetry, bathrooms, and fresh finishes throughout â€¢ Gourmet kitchen featuring granite countertops, hardwood cabinetry, ceramic tile flooring, and modern brushed aluminum hardware â€¢ Spacious primary bedroom with a private ensuite and ample closet space â€¢ Den ideal for a home office, study, or additional storage â€¢ Bright and open living space with a corner fireplace and direct balcony access â€¢ In-suite laundry with a large storage area for added convenience â€¢ Two titled heated underground parking stalls (228 & 229) â€¢ Executive concrete building built in 2010 by F.M. Shah Building Design Group â€¢ 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 viewsâ€”schedule your private showing today!

Built in 2010

**Essential Information**

MLS® #	A2227923
Price	\$180,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,012
Acres	0.00
Year Built	2010
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	519, 8535 Clearwater Drive
Subdivision	Downtown
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 0B7

**Amenities**

Amenities	Elevator(s)
Parking Spaces	2
Parking	Parkade, Underground

# of Garages 2

### Interior

Interior Features See Remarks

Appliances Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer

Heating Baseboard, Natural Gas

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Electric

# of Stories 7

### Exterior

Exterior Features Balcony

Construction Concrete

### Additional Information

Date Listed June 4th, 2025

Days on Market 14

Zoning PRA1

### Listing Details

Listing Office RE/MAX Connect

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