

\$155,000 - 206, 8535 Clearwater Drive, Fort McMurray

MLS® #A2260323

\$155,000

2 Bedroom, 2.00 Bathroom, 1,052 sqft

Residential on 0.00 Acres

Downtown, Fort McMurray, Alberta

Step into comfort and convenience with this functional 2-bedroom + den, 2-bathroom condo, ideally located in the heart of the city. Situated on the second floor, this 1,153 sq. ft. home offers a thoughtfully designed layout and exceptional value.

From the moment you enter, you'll be greeted by a bright and open living space featuring durable tile flooring and an abundance of natural light. The spacious living room is anchored by a cozy corner electric fireplace and opens onto your private balcony—perfect for enjoying stunning views and relaxing evenings.

The functional kitchen is equipped with ample cabinet storage, sleek granite countertops, and an eat-up breakfast bar—ideal for casual meals or entertaining guests.

Both bedrooms are generously sized, and the additional den provides the perfect space for a home office, reading nook, or guest room.

This unit also comes with two titled underground parking stalls, a rare and valuable bonus.

Condo fees conveniently include heat, water, garbage removal, common area maintenance, and contributions to the reserve fund—making ownership easy and stress-free.

Don't miss your chance to own this competitively priced gem. Call today to schedule your private tour!

Built in 2025



Essential Information

MLS® #	A2260323
Price	\$155,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,052
Acres	0.00
Year Built	2025
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	206, 8535 Clearwater Drive
Subdivision	Downtown
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H0B7

Amenities

Amenities	None
Parking Spaces	2
Parking	Titled, Underground

Interior

Interior Features	Breakfast Bar
Appliances	None
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
# of Stories	6

Exterior

Exterior Features	Balcony
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Roof	Asphalt Shingle
Construction	See Remarks

Additional Information

Date Listed	September 25th, 2025
Days on Market	6
Zoning	PRA1

Listing Details

Listing Office	ROYAL LEPAGE BENCHMARK
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