



316, 8535 Clearwater Drive , Fort McMurray, Alberta - \$189,900



Property Description

Welcome to this beautifully updated 2 bedroom + den, 1,057 sq. ft. condo in a sought-after concrete and steel building downtown. This west-facing unit is filled with natural light and showcases breathtaking river views right from your living space. Recently refreshed with new paint, updated flooring, and modern light fixtures, this home offers a bright and stylish interior. The spacious open-concept layout is perfect for both relaxing and entertaining, with a versatile den that makes an ideal home office, guest room, or creative space.

Residents will enjoy the convenience of two heated underground parking stalls, garbage chutes on each floor, and access to a fully equipped fitness room. Perfectly located in the downtown core, you'll be within walking distance of shops, restaurants, trails, and the river valley.

Highlights:

- 2 Bedrooms + Den | 1,057 sq. ft.
- West-facing with spectacular river views
- Freshly painted, new flooring, and updated lighting
- Concrete & steel construction for peace of mind
- 2 heated underground parking stalls 129 & 130
- Fitness room in the building
- Garbage chutes for added convenience
- Prime downtown location close to everything

Don't miss the chance to make this exceptional condo your new home in the heart of the city!

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