

705, 8535 Clearwater Drive  
Fort McMurray, Alberta

MLS # A2161271



## \$189,900

<b>Division:</b>	Downtown		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	998 sq.ft.	<b>Age:</b>	2010 (14 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 737
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	PRA1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Open Floorplan		

**Inclusions:** fridge, stove, dishwasher, microwave, washer, dryer, existing furnishings

RIVER VIEWS! Welcome to 705-8535 Clearwater Drive, where style meets serenity in this beautiful TOP-FLOOR CORNER UNIT at River Ridge Estates. Imagine enjoying your morning coffee on your own covered balcony enjoying the panoramic view of the Clearwater River and vibrant landscape as a daily backdrop, where you can watch the Northern Lights or enjoy a front row seat to MacIslands Fireworks displays. This rare offering boasts 2 Bedrooms PLUS A DEN, and 3 full bathrooms, all finished with premium touches such as granite countertops, tile and laminate flooring. The open-concept layout is both stylish and functional, designed to maximize natural light and those break-taking views. Conveniently located downtown, with dining and entertainment options in walking distance. This property also offers fitness rooms on site for residents to enjoy, so save your \$\$ on a gym membership!! With two titled underground parking stalls included, you'll have everything you need at your fingertips. This property is more than just a home; it's an incredible investment opportunity to live in one of Fort McMurray's few CONCRETE buildings (great for soundproofing), it offers unmatched value in a coveted location. Experience the best of Fort McMurray at River Ridge Estates.