

# \$210,000 - 704, 8535 Clearwater Drive, Fort McMurray

MLS® #A2237098

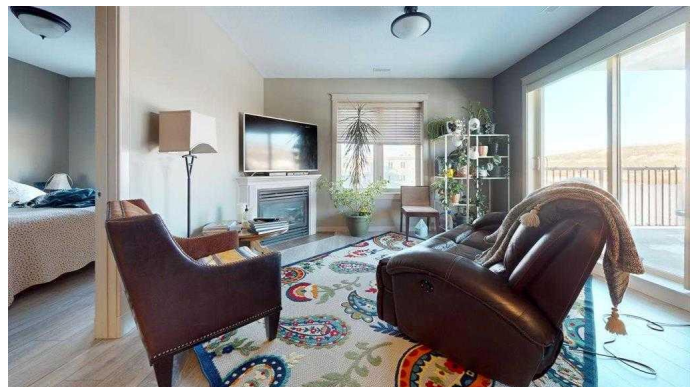
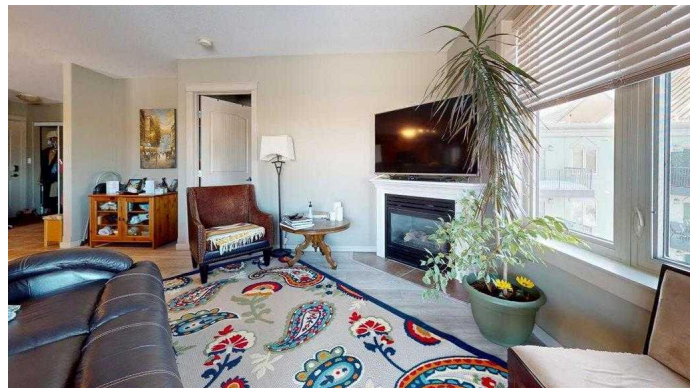
**\$210,000**

2 Bedroom, 2.00 Bathroom, 1,000 sqft

Residential on 0.00 Acres

Downtown, Fort McMurray, Alberta

Experience luxury and convenience in this stunning top-floor executive condo located in the prestigious River Ridge Estates. Perched on the 7th floor, this spacious corner unit offers unparalleled panoramic views of the Clearwater River, setting the perfect backdrop for refined downtown living. Property Highlights: Prime Location: Steps from Fort McMurray's finest restaurants, shopping, and the downtown trail system. Expansive Layout: 2 bedrooms plus a den, ideal for a home office, gym, or additional storage. Gourmet Kitchen: Elegant granite countertops, solid cherry cabinetry, and a functional breakfast bar. Sophisticated Living Area: Open-concept design featuring a gas fireplace and brand-new laminate flooring throughout. Primary Suite Retreat: Spacious bedroom with a large closet and a private 4-piece ensuite. Outdoor Oasis: Oversized covered balcony with breathtaking views of the Clearwater River Valley, perfect for relaxing or entertaining. Ultimate Convenience: In-suite laundry with extra storage space. Exclusive Amenities: A fully equipped gym on every floor for added convenience. Secure Parking: Two titled side-by-side underground heated parking stalls. Premium Build Quality: River Ridge Estates is a concrete construction development by FM Shah Building Design Group, ensuring superior soundproofing and durability. Move-in ready with nothing to do but enjoy the elegance, comfort, and prime location. Don't miss the opportunity to own



one of the best views in Fort McMurray.  
Schedule your private viewing today!

Built in 2010

### Essential Information

MLS® #	A2237098
Price	\$210,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,000
Acres	0.00
Year Built	2010
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	704, 8535 Clearwater Drive
Subdivision	Downtown
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H0B7

### Amenities

Amenities	Elevator(s), Fitness Center
Parking Spaces	2
Parking	Parkade

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer
Heating	Baseboard
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas
# of Stories	7

## Exterior

Exterior Features	Balcony
Construction	Concrete

## Additional Information

Date Listed	July 4th, 2025
Days on Market	23
Zoning	PRA1

## Listing Details

Listing Office	RE/MAX Connect
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