

**306, 8535 Clearwater Drive  
Fort McMurray, Alberta**

**MLS # A2269678**



**\$189,900**

<b>Division:</b>	Downtown		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,060 sq.ft.	<b>Age:</b>	2010 (16 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air, Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 806
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	PRA1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Chandelier, Granite Counters, No Animal Home, No Smoking Home		

**Inclusions:** Light Fixtures

Welcome to River Ridge Estates – Downtown Fort McMurray Living at Its Finest! Step into this beautifully renovated 2-bedroom plus den, 2 full bathroom condo located in one of Fort McMurray’s most desirable concrete-steel buildings. This spacious apartment-style unit offers modern LVT flooring, fresh paint, and updated light fixtures, creating a bright and inviting atmosphere from the moment you walk in. Enjoy the open-concept living area featuring a cozy gas fireplace and a large balcony with gas hookup, perfect for summer BBQs while taking in breathtaking views of the river and Heritage Park. The primary suite includes a 4-piece ensuite, while the den provides flexible space for a home office or guest room. You’ll love the two side-by-side heated underground parking stalls, on-site fitness rooms, garbage chutes, and the unbeatable location—just steps from walking trails, shopping, schools, and public transit. Whether you’re downsizing, investing, or looking for your first home, River Ridge Estates offers the ideal blend of comfort, convenience, and community right in the heart of downtown Fort McMurray. ? Don’t wait—schedule your private showing today and experience downtown living done right! ?