



GRASSROOTS
REALTY GROUP

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215, 8535 Clearwater Drive
Fort McMurray, Alberta

MLS # A2291465



\$189,900

Division:	Downtown		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,160 sq.ft.	Age:	2010 (16 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 805
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	PRA1
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: storage cabinet, BBQ

Well-maintained 2-bedroom apartment located in a convenient downtown location. This meticulously cared-for unit offers a functional layout with comfortable living space and plenty of natural light. The kitchen provides ample cabinetry and flows nicely into the dining and living areas, making it great for everyday living. Both bedrooms are generously sized and the unit shows pride of ownership throughout. Enjoy the added value of two underground parking stalls, offering security and convenience year-round. Situated close to shopping, schools, and bus routes, this home is ideal for first-time buyers, investors, or anyone looking for low-maintenance living in a central location.