

\$189,900 - 306, 8535 Clearwater Drive, Fort McMurray

MLS® #A2269678

\$189,900

2 Bedroom, 2.00 Bathroom, 1,060 sqft

Residential on 0.00 Acres

Downtown, Fort McMurray, Alberta

Welcome to River Ridge Estates â€“
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 McMurrayâ€™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.

Youâ€™ll love the two side-by-side heated underground parking stalls, on-site fitness rooms, garbage chutes, and the unbeatable locationâ€”just steps from walking trails, shopping, schools, and public transit.

Whether youâ€™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.

? Donâ€™t waitâ€”schedule your private showing today and experience downtown living done right! ?

Built in 2010

Essential Information



MLS® #	A2269678
Price	\$189,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,060
Acres	0.00
Year Built	2010
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	306, 8535 Clearwater Drive
Subdivision	Downtown
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 0B7

Amenities

Amenities	Elevator(s), Fitness Center, Visitor Parking
Parking Spaces	2
Parking	Underground
Waterfront	See Remarks

Interior

Interior Features	Breakfast Bar, Chandelier, Granite Counters, No Animal Home, No Smoking Home
Appliances	Dishwasher, Electric Range, Microwave, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air, Hot Water
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	7

Exterior

Exterior Features Balcony, BBQ gas line
Construction Concrete

Additional Information

Date Listed November 6th, 2025
Zoning PRA1
HOA Fees 806
HOA Fees Freq. MON

Listing Details

Listing Office MEYERS MANAGEMENT CONSULTING GROUP



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