

**109, 248A Grosbeak Way
Fort McMurray, Alberta****MLS # A2270241****\$149,900**

Division:	Eagle Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	931 sq.ft.	Age:	2011 (15 yrs old)
Beds:	3	Baths:	2
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard**Floors:** Carpet, Tile**Roof:** Asphalt Shingle**Basement:** -**Exterior:** Brick, Concrete, Vinyl Siding, Wood Frame**Foundation:** -**Features:** Breakfast Bar**Water:** -**Sewer:** -**Condo Fee:** \$ 639**LLD:** -**Zoning:** R3**Utilities:** -**Inclusions:** Refrigerator, Stove, Dishwasher, Washer, Dryer, All Window Coverings, and All Furnishings.

Effortless living in the heart of Eagle Ridge! Welcome to 248A Grosbeak Way, Unit 109 — where comfort meets convenience in this stunning 3-bedroom, 2-bathroom ground-floor condo. Step into a bright and inviting open concept layout that perfectly balances style and functionality. The kitchen features crisp white cabinetry, generous counter space, and a breakfast bar that's ideal for casual meals or morning coffee. The sun-filled living and dining areas create the perfect backdrop for relaxing or entertaining, with direct access to your private side porch — a lovely spot to unwind after a long day. Enjoy the ease of an assigned parking stall, plus community amenities including a playground and rentable clubhouse space. This turnkey home comes fully furnished and offers everything you need, whether you're a first-time buyer, investor, or simply seeking low-maintenance living in a prime location. Check out the photos, floor plans and 3D tour, and call today to book your personal viewing.