

409, 248A Grosbeak Way  
Fort McMurray, Alberta

MLS # A2280338



# \$169,900

|           |                                    |        |                   |
|-----------|------------------------------------|--------|-------------------|
| Division: | Eagle Ridge                        |        |                   |
| Type:     | Residential/Low Rise (2-4 stories) |        |                   |
| Style:    | Apartment-Single Level Unit        |        |                   |
| Size:     | 940 sq.ft.                         | Age:   | 2011 (15 yrs old) |
| Beds:     | 2                                  | Baths: | 2                 |
| Garage:   | Stall                              |        |                   |
| Lot Size: | -                                  |        |                   |
| Lot Feat: | -                                  |        |                   |

|             |   |            |        |
|-------------|---|------------|--------|
| Heating:    | Baseboard                                 | Water:     | -      |
| Floors:     | Carpet, Linoleum                          | Sewer:     | -      |
| Roof:       | Asphalt                                   | Condo Fee: | \$ 639 |
| Basement:   | -   | LLD:       | -      |
| Exterior:   | Brick, Concrete, Vinyl Siding, Wood Frame | Zoning:    | R3     |
| Foundation: | -   | Utilities: | -      |
| Features:   | No Animal Home, No Smoking Home           |            |        |

Inclusions: N/A

Prime Location! Welcome to this immaculate top-floor 2-bedroom, 2-bathroom + den condo in the highly sought-after Eagle Ridge community. Lovingly maintained by its original owner, this home truly reflects pride of ownership. The bright, open-concept layout is filled with natural light from large windows, creating a warm and inviting atmosphere. The versatile den is ideal for a home office or guest space. Enjoy outdoor living on the spacious balcony, complete with convenient storage. This unit also includes one above-ground parking stall. Condo fees cover heat, water, sewer, and access to building amenities, offering exceptional value. Move-in ready and perfectly located, this home is ideal for comfortable, low-maintenance living. Book your private showing today!