



THE
A-TEAM

**RE/MAX
FIRST**

248C GROSBEAK Way #4, Fort McMurray T9K 0W1

MLS® #: **A2103432**

Area: **Eagle Ridge**

Listing Date: **01/28/24**

List Price: **\$279,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Fort McMurray**
Year Built: **2011**
Lot Information
Lot Sz Ar: **1 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,424**
Low Sqft:
Ttl Sqft: **1,424**

Access:
Lot Feat: **See Remarks**
Park Feat: **Assigned,Stall**

DOM

112
Layout
Beds: **4 (4)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Barbecue**

Construction:
Concrete,Vinyl Siding,Wood Frame
Flooring:
Carpet,Laminate
Water Source:
Fnd/Bsm: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Microwave,Refrigerator,Stove(s),Washer**
Int Feat: **Granite Counters,Kitchen Island,Open Floorplan,Pantry,Soaking Tub,Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	3`2" x 7`3"
Dining Room	Main	7`8" x 10`6"
Living Room	Main	12`5" x 13`6"
4pc Ensuite bath	Upper	5`1" x 10`10"
Bedroom	Upper	9`4" x 11`1"

Room	Level	Dimensions
Bedroom	Main	11`5" x 8`9"
Kitchen	Main	7`8" x 10`11"
4pc Bathroom	Upper	5`1" x 8`10"
Bedroom	Upper	10`6" x 14`2"
Bedroom - Primary	Second	13`10" x 11`9"

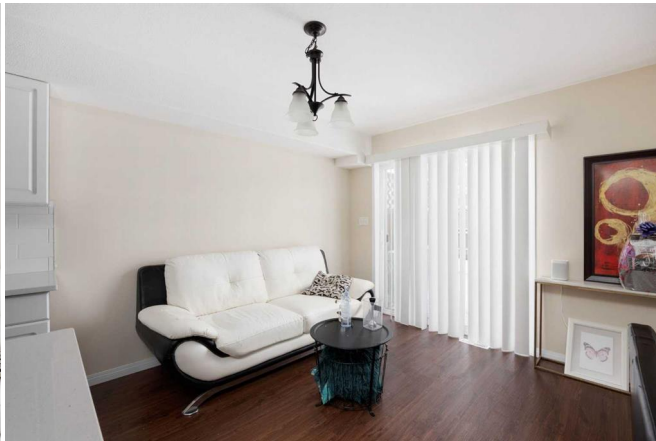
Legal/Tax/Financial

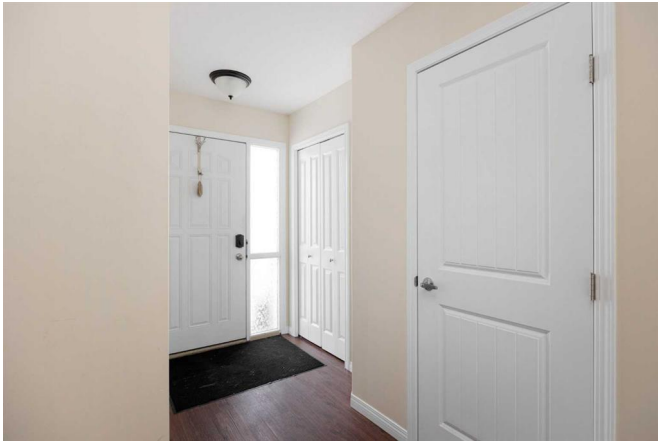
Condo Fee: \$406		Title: Fee Simple Fee Freq: Monthly	Zoning: R3
Legal Desc:	1120567	Remarks	

Pub Rmks:	<p>Experience Effortless living in This Meticulously Designed 4 Bedrooms END UNIT Home situated in the prime location of Eagleridge , offering proximity to schools and the bustling Commercial Area, THE Commons. A coveted address for both first-time homebuyers and astute investors, this property seamlessly blends convenience and sophistication. The main floor unfolds to reveal an impeccable open-concept layout, harmonizing the living room, dining area, and a kitchen adorned with brand-new quartz countertops throughout. A touch of elegance and modernity awaits you in every corner. Upstairs, three bedrooms and two full bathrooms create a haven of comfort, making this residence ideal for both growing families and discerning investors seeking value. The unfinished basement provides the perfect canvas for personalization, allowing you to tailor the space to your preferences. This end-unit home, graced with a generously sized deck, promises outdoor enjoyment and is strategically positioned in a highly desirable location. A golden opportunity awaits first-time homebuyers and investors alike. Don't miss your chance to explore the endless possibilities this home offers. Secure your showing today and step into the perfect blend of comfort and investment potential in the heart of town.</p>
Inclusions: Property Listed By:	<p>Fridge, Stove, Dishwasher, Washer, Dryer RE/MAX FORT MCMURRAY</p>

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (780) 804-4800







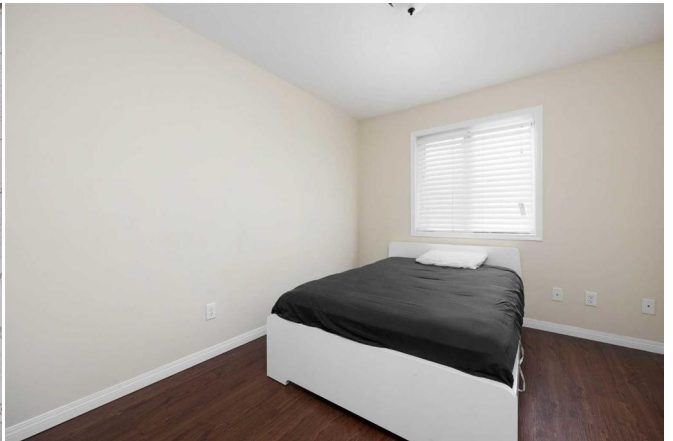
4-248C Grosbeak Way, Fort McMurray, AB

2nd Floor Exterior Area 713.25 sqft
Interior Area 553.75 sqft



PREPARED: 2024/10/17

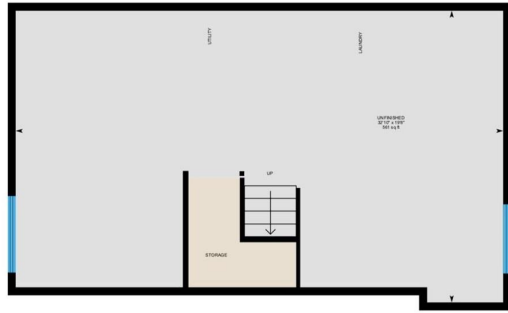
White regions are excluded from total floor area in GLEDEX floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.





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Basement (Below Grade) Exterior Area 675.81 sqft
Interior Area 617.73 sqft



0 3 6

PREPARED: 20240117



When regions are excluded from total floor area in GUIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

