



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**

DOM

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

Parking

Ttl Park: **2**  
Garage Sz:

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

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/Bsmt: **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
<b>2pc Bathroom</b>	<b>Main</b>	<b>3`2" x 7`3"</b>
<b>Dining Room</b>	<b>Main</b>	<b>7`8" x 10`6"</b>
<b>Living Room</b>	<b>Main</b>	<b>12`5" x 13`6"</b>
<b>4pc Ensuite bath</b>	<b>Upper</b>	<b>5`1" x 10`10"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>9`4" x 11`1"</b>

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

Legal/Tax/Financial

Condo Fee:  
**\$406**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**R3**

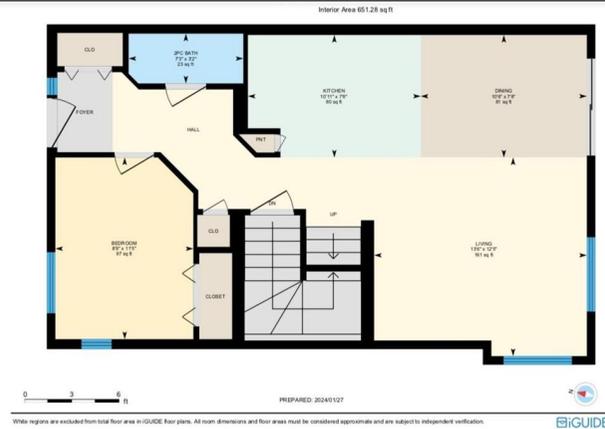
Legal Desc: **1120567**

Remarks

Pub Rmks: **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.**

Inclusions: **Fridge, Stove, Dishwasher, Washer, Dryer**  
Property Listed By: **RE/MAX FORT MCMURRAY**

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

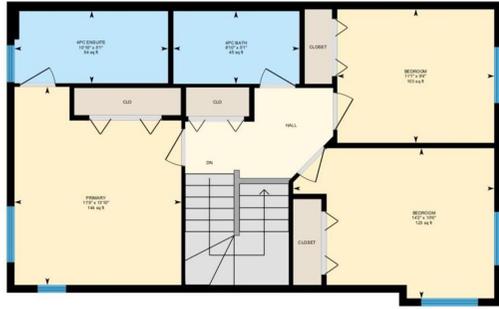






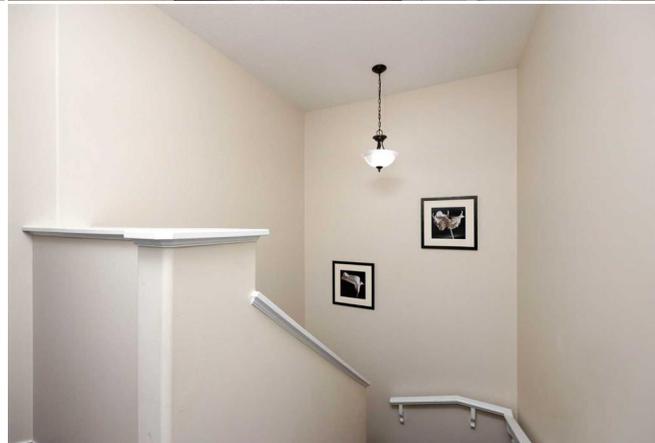
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2nd Floor Exterior Area 713.25 sqft  
Interior Area 453.78 sqft



PREPARED: 2024/10/27

White regions are excluded from total floor area in (3)3DCE 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 617.81 sqft  
Interior Area 617.73 sqft



PREPARED: 2024/12/27  
When figures 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. BiGUIDE

