

**248C GROSBEAK Way #2, Fort McMurray T9K0W1**

MLS®#: **A2152935** Area: **Eagle Ridge** Listing Date: **07/26/24** List Price: **\$269,900**  
 Status: **Active** County: **Wood Buffalo** Change: **-\$10k, 04-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Fort McMurray**  
 Year Built: **2011**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:

Lot Feat: **Interior Lot**  
 Park Feat: **Stall**

Finished Floor Area

Abv Sqft: **1,384**  
 Low Sqft:  
 Ttl Sqft: **1,384**

DOM

**117**  
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: **Central,Natural Gas**  
 Sewer:  
 Ext Feat: **Playground**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,Washer**  
 Int Feat: **Kitchen Island,Laminate Counters**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>7`4" x 3`1"</b>	<b>Bedroom</b>	<b>Main</b>	<b>8`8" x 11`5"</b>
<b>Dining Room</b>	<b>Main</b>	<b>7`9" x 9`0"</b>	<b>Kitchen</b>	<b>Main</b>	<b>13`10" x 11`9"</b>
<b>Living Room</b>	<b>Main</b>	<b>12`0" x 10`3"</b>	<b>4pc Bathroom</b>	<b>Upper</b>	<b>9`0" x 5`1"</b>
<b>4pc Ensuite bath</b>	<b>Upper</b>	<b>10`4" x 5`1"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>12`7" x 9`9"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>10`10" x 9`0"</b>	<b>Bedroom - Primary</b>	<b>Upper</b>	<b>11`9" x 13`9"</b>
<b>Storage</b>	<b>Basement</b>	<b>32`10" x 19`4"</b>			

Legal/Tax/Financial

Condo Fee:  
**\$406**

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

Zoning:  
**R3**

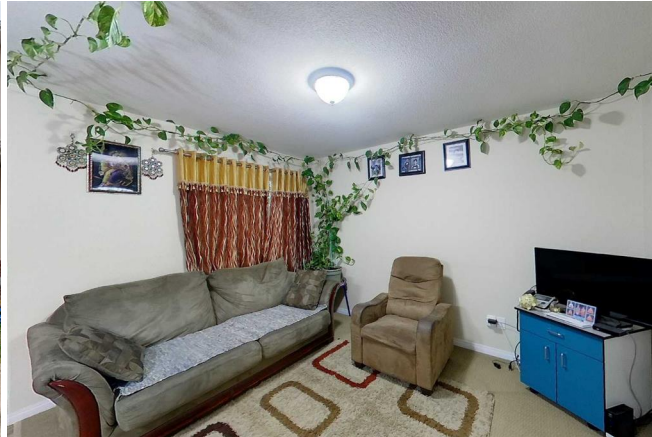
Legal Desc: **1120567**

Remarks

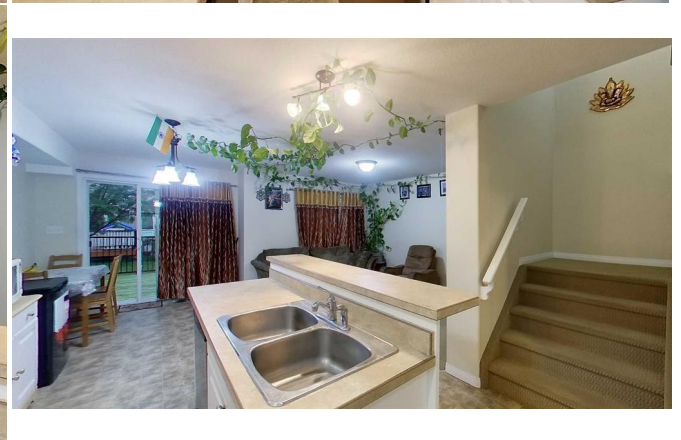
Pub Rmks: **Welcome to your new home! This spacious 4-bedroom townhome/condo has everything you need and more. With 2.5 bathrooms, a large deck, and an incredible location close to a park/playground in Eagleridge, this home is perfect for families, couples, or anyone looking for affordable housing. As you enter the home, you'll find a 1/2 bath and a full bedroom on the main level, providing the perfect space for guests or a home office. The open-concept living room, kitchen, and dining area is ideal for entertaining or spending quality time with family. The kitchen features a stylish eat-up island, stainless steel appliances, and plenty of cupboard space. The living room is bright and welcoming, with large sliding door that lead to the large back deck, perfect for summer barbecues or relaxing with a book. Upstairs, you'll find three generously sized bedrooms, a full shared bathroom, and plush carpeting throughout. The master bedroom is a true retreat, complete with an ensuite bathroom and a large closet, ensuring you have plenty of space for all your clothes and belongings. You'll also enjoy beautiful valley views from the master bedroom, offering a serene and picturesque setting. Basement is unfinished providing huge storage/GYM area and awaiting your ideas of future development. Located in the heart of Eagle Ridge, this home is next to a park/playground and within walking distance to schools and the Commons, where you'll find a variety of restaurants, bowling, a movie theatre, and more. Enjoy relaxing on the front porch, taking in the lovely surroundings and the friendly neighborhood atmosphere. Don't miss out on this incredible opportunity to own your dream home in a fantastic location. Book your showing today and make this your home sweet home!**

Inclusions:  
Property Listed By: **Window coverings  
EXP REALTY**

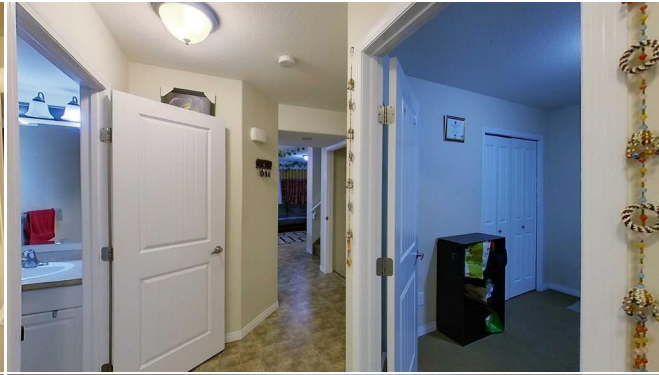
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (780) 804-4800**



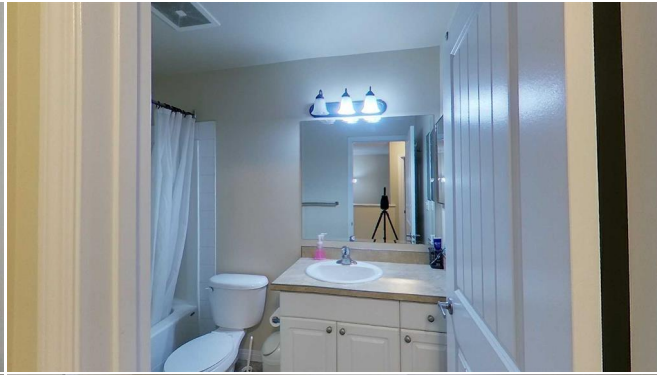
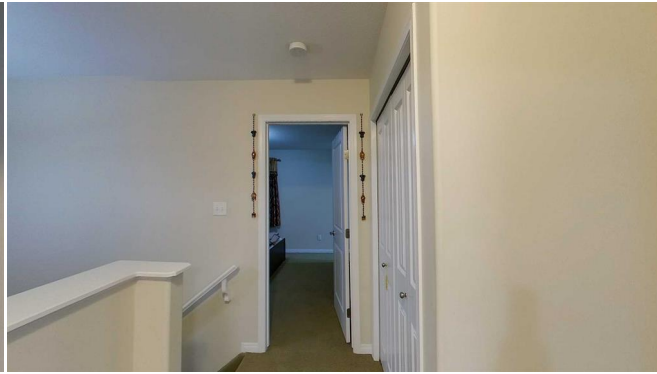




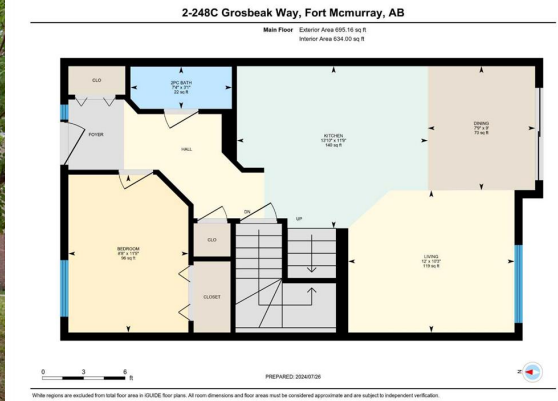
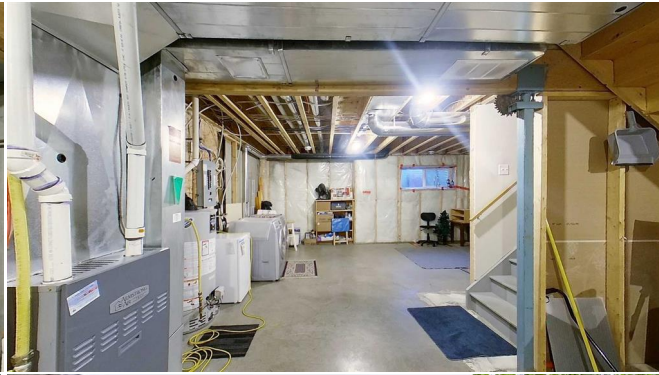












2-248C Grosbeak Way, Fort McMurray, AB

2nd Floor Exterior Area 659.75 sq ft  
Interior Area 828.59 sq ft

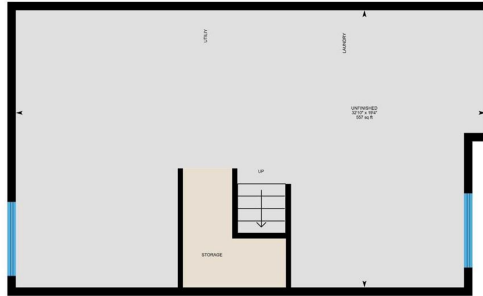


PREPARED: 2024/07/28

White regions are excluded from total floor area in OSQIDE 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 679.50 sq ft  
Interior Area 119.28 sq ft



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