

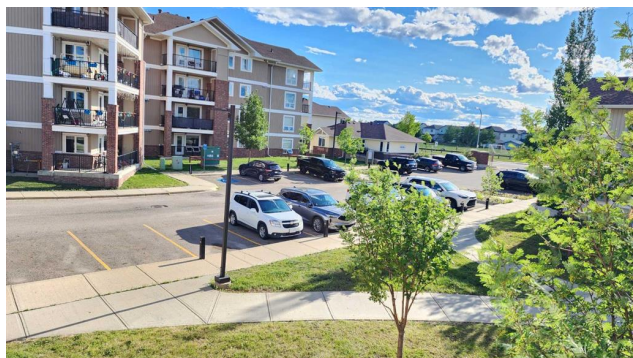


THE
A-TEAM

**RE/MAX
FIRST**

248A GROSBEAK Way #203, Fort McMurray T9K0V8

MLS® #: **A2155025** Area: **Eagle Ridge** Listing Date: **08/02/24** List Price: **\$168,000**
 Status: **Pending** County: **Wood Buffalo** Change: **-\$10k, 07-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential Apartment**
 Sub Type: **Fort McMurray**
 City/Town: **Fort McMurray**
 Year Built: **2011**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **932**
 Low Sqft:
 Ttl Sqft: **932**

DOM

47
Layout
 Beds: **3 (3)**
 Baths: **2.0 (2 0)**
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Stall**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Concrete, Vinyl Siding, Wood Frame**
 Heating: **Central** Flooring: **Laminate**
 Sewer: Water Source:
 Ext Feat: **Balcony** Fnd/Bsmt:
 Kitchen Appl: **Dishwasher, Dryer, Microwave, Range, Range Hood, Refrigerator, Washer**
 Int Feat: **Ceiling Fan(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	13`2" x 9`11"	Bedroom	Main	11`7" x 12`5"
Bedroom	Main	10`3" x 9`11"	4pc Ensuite bath	Main	9`10" x 4`11"
4pc Bathroom	Main	7`9" x 4`10"			

Legal/Tax/Financial

Condo Fee: **\$550** Title: **Fee Simple** Zoning: **R3**
 Fee Freq: **Monthly**
 Legal Desc: **1120567**

Remarks

Pub Rmks: **Space, functionality, and affordability. This is the face of Eagle Ridge. NO CARPET, RENOVATED, 3 BEDROOMS, 2 FULL BATHROOMS, BALCONY, AND A STORAGE, this is a full package for a family looking for a starter home or for a savvy investor. Recently renovated with Laminate flooring and a fresh coat of paint, this spacious apartment is ready for a new owner to call it home. At the entrance, you are welcomed by an open-concept living room, dining area, and kitchen. The dining space features patio doors leading to your private balcony and a STORAGE ROOM just off of the balcony. Big windows throughout the house bring tons of light in. The kitchen is equipped with stainless steel appliances and plenty of cabinets and countertop space. The primary bedroom has a full ensuite bathroom with a tub and a huge closet. Bedroom 2 offers plenty of space and a big size closet to stay organized. Bedroom 3 is being used as an office space at the moment and has a closet as well. Down the hallway, you will find an additional 4 pc bathroom, another storage closet, and an IN-SUITE LAUNDRY with a WASHER AND DRYER. This building is conveniently located next to the Eagle Ridge Commons which has a new theater, gas station, food stores, pharmacy, and many other amenities. Schools, Parks, bus stops, and trails, are within close proximity. The monthly condo fee of \$550 includes heat, water, sewer, garbage, reserve fund contributions, insurance, and professional management. DO NOT MISS THIS ONE, CALL today for your personal viewing.**

Inclusions: **Available appliances.**
Property Listed By: **EXP REALTY**

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

