

**248A GROSBEAK Way #415, Fort McMurray T9K0v8**

MLS® #: **A2168133** Area: **Eagle Ridge** Listing Date: **09/23/24** List Price: **\$124,900**  
 Status: **Active** County: **Wood Buffalo** Change: **-\$15k, 08-Oct** 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: **740**  
 Low Sqft:  
 Ttl Sqft: **740**

DOM  
**24**  
Layout  
 Beds: **2 (2 )**  
 Baths: **1.0 (1 0)**  
 Style: **Apartment**

Parking  
 Ttl Park: **1**  
 Garage Sz:

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

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding**  
 Heating: **Forced Air** Flooring: **Laminate**  
 Sewer:  
 Ext Feat: **Balcony** Water Source:  
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Refrigerator,Washer/Dryer**  
 Int Feat: **Laminate Counters,No Smoking Home,Open Floorplan**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	5`0" x 7`10"	Bedroom	Main	12`4" x 10`1"
Foyer	Main	8`8" x 5`5"	Kitchen	Main	8`8" x 5`5"
Living Room	Main	10`5" x 16`9"	Bedroom - Primary	Main	12`4" x 11`7"

Legal/Tax/Financial

Condo Fee: **\$655** Title: **Fee Simple** Zoning: **R3**  
 Fee Freq:

Monthly

Legal Desc: 1120567

Remarks

Pub Rmks: **Great Value! North Side of the Bridge! 2 bed 1 bath condo with a view! Welcome to #415 248A Grosbeak Way. This 740 sq ft, 2 bed, 1 bath condo is located in the established neighbourhood of Eagle Ridge! This property features a bright and open concept spacious kitchen area that is complete with white cabinetry, stainless steel appliances and plenty of cabinet & counter space. There is convenient storage room attached to the exterior balcony. Enjoy kicking back in the bright and open living room that features like NEW laminate floors and convenient back door access to the balcony. Other features include in suite laundry room, 2 bedrooms that includes a spacious primary bedroom and a 4 piece bathroom. Enjoy 1 above ground assigned parking stall. This property is perfect for a starter home and or investment property. Call now to schedule your private viewing!**

Inclusions: **Fridge, Stove, Dishwasher, washer, dryer microwave.**  
Property Listed By: **ROYAL LEPAGE BENCHMARK**

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







