



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**248B GROSBEAK Way #101, Fort McMurray T9K 0V9**

MLS®#: **A2181753**      Area: **Eagle Ridge**      Listing **12/01/24**      List Price: **\$139,999**  
 Status: **Active**      County: **Wood Buffalo**      Date:      Change: **-\$10k, 24-Jan**      Association: **Fort McMurray**



General Information

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

Finished Floor Area  
 Abv Sqft: **727**  
 Low Sqft:  
 Ttl Sqft: **727**

DOM

**120**  
Layout  
 Beds: **2 (2 )**  
 Baths: **1.0 (1 0)**  
 Style: **Apartment**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Parking

Ttl Park: **1**  
 Garage Sz:

Access:

Lot Feat:  
 Park Feat: **Assigned,Stall**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Boiler**  
 Sewer:  
 Ext Feat: **Balcony**

Construction:  
**Other**  
 Flooring:  
**Laminate**  
 Water Source:  
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Microwave,Refrigerator,See Remarks,Stove(s),Washer/Dryer**  
 Int Feat: **Open Floorplan,Storage**  
 Utilities:

Room Information

Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>26`0" x 27`11"</b>
<b>Foyer</b>	<b>Main</b>	<b>28`2" x 18`1"</b>
<b>Living Room</b>	<b>Main</b>	<b>33`8" x 52`3"</b>

Room	Level	Dimensions
<b>Bedroom</b>	<b>Main</b>	<b>40`2" x 29`3"</b>
<b>Kitchen</b>	<b>Main</b>	<b>28`2" x 36`11"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>36`1" x 43`3"</b>

Legal/Tax/Financial

Condo Fee: **\$750**      Title: **Fee Simple**      Zoning: **R3**  
 Fee Freq:

Legal Desc:

1120567

Monthly

Remarks

Pub Rmks:

**Ready to embrace a low-maintenance lifestyle or invest in a property with incredible potential? This 2-bedroom, 1-bathroom main-floor condo in Eagle Ridge has been thoughtfully updated with new, modern flooring and fresh paint, making it move-in ready for its next owner. The open-concept design offers a bright and welcoming space, complete with the convenience of in-suite laundry. Located just steps from walking trails, shopping, and nearby schools, this home perfectly blends comfort, style, and accessibility. Whether you're looking for your first home, downsizing, or adding to your investment portfolio, this condo is the perfect choice to simplify your life while keeping everything you need close by.**

Inclusions:

**Fridge, stove, OTR microwave, dishwasher, washer, dryer, TV & TV bracket**

Property Listed By:

**RE/MAX Connect**

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





