



THE
A-TEAM

**RE/MAX
FIRST**

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

MLS® #: **A2181753**

Area: **Eagle Ridge**

Listing Date: **12/01/24**

List Price: **\$134,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$5k, 23-Apr**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **727**
Low Sqft:
Ttl Sqft: **727**

DOM

220
Layout
Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **Apartment**

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

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Main	26`0" x 27`11"	Bedroom	Main	40`2" x 29`3"
Foyer	Main	28`2" x 18`1"	Kitchen	Main	28`2" x 36`11"
Living Room	Main	33`8" x 52`3"	Bedroom - Primary	Main	36`1" x 43`3"

Legal/Tax/Financial

Condo Fee:
\$639

Title: **Fee Simple**
Fee Freq:

Zoning:
R3

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. Condo fees came down to \$639.39/m		
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



