



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: **\$150,000**
 Status: **Active** County: **Wood Buffalo** Change: **None** 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:

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

Finished Floor Area

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

DOM

20
Layout
 Beds: **2 (2)**
 Baths: **1.0 (1 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Other**
 Heating: **Boiler** Flooring: **Laminate**
 Sewer: Water Source:
 Ext Feat: **Balcony** Fnd/Bsmt:

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

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
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: **\$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 FORT MCMURRAY

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



