



THE
A-TEAM

**RE/MAX
FIRST**

248B GROSBEAK Way #409, Fort McMurray T9K 0V9

MLS® #: **A2186144**

Area: **Eagle Ridge**

Listing Date: **01/23/25**

List Price: **\$120,000**

Status: **Pending**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area
Abv Sqft: **744**
Low Sqft:
Ttl Sqft: **744**

DOM

13
Layout
Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **Low-Rise(1-4)**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:
Park Feat: **Off Street**

Utilities and Features

Roof:
Heating: **Hot Water**
Sewer:
Ext Feat: **Balcony,Lighting**

Construction: **Concrete,Wood Frame**
Flooring: **Laminate,Vinyl**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **See Remarks**
Int Feat: **Laminate Counters,Storage,Vinyl Windows**
Utilities:

Room Information

Room Level Dimensions
Bedroom **Main** **11`5" x 11`3"**
4pc Bathroom **Main**
Living/Dining Room Combination **Main** **16`8" x 10`4"**

Room Level Dimensions
Bedroom **Main** **9`9" x 9`7"**
Kitchen **Main** **8`10" x 11`5"**

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$720

Fee Simple

R3

Fee Freq:

Monthly

Legal Desc: 1120567

Remarks

Pub Rmks: Located on the top floor, with a beautiful view of the river valley, this 2 bedroom unit is move in ready. The entry welcomes you home and leads to an open concept living room, kitchen and dining area. The U shaped kitchen offers ample storage and counter place. Just off the living room/dining room is the garden door leading to the large covered balcony with door to the conveniently located storage rook. Down the hall are two bedrooms, each with a double closet, a 4 piece bathroom and laundry closet. Why rent when you can own! Property sold "as is, where is". Condo fees and parking space need to be confirmed with condo management.

Inclusions: "as is, where is"
Property Listed By: People 1st Realty

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







