



THE
A-TEAM

**RE/MAX
FIRST**

248A GROSBEAK Way #102, Fort McMurray T9K0Z5

MLS® #: **A2198252**

Area: **Eagle Ridge**

Listing Date: **02/28/25**

List Price: **\$125,000**

Status: **Pending**

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**

Finished Floor Area
Abv Sqft: **959**
Low Sqft:
Ttl Sqft: **959**

DOM

31
Layout
Beds: **3 (3)**
Baths: **2.0 (2 0)**
Style: **Apartment-Single Level Unit**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

See Remarks,Stall

Utilities and Features

Roof:
Heating: **Boiler,Natural Gas,See Remarks**
Sewer:
Ext Feat: **Other**

Construction: **See Remarks**
Flooring: **Carpet,Linoleum**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **See Remarks**
Int Feat: **See Remarks**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
3pc Bathroom	Main	7`10" x 4`10"
Bedroom	Main	12`3" x 10`3"
Kitchen	Main	11`0" x 6`7"
Bedroom - Primary	Main	13`1" x 9`11"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom	Main	13`2" x 11`5"
Living Room	Main	16`6" x 10`3"
3pc Ensuite bath	Main	9`11" x 4`10"

Legal/Tax/Financial

Condo Fee:
\$750

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R3

Legal Desc: **1120567**

Remarks

Pub Rmks: **Located in the heart of Eagle Ridge, this unit offers an easy lifestyle. It is close to entertainment, shopping, significant amenities, and beautiful hiking trails. This unit boasts three bedrooms, two full bathrooms, a large living room, and large windows that welcome the morning sun. It also comes with assigned parking and the convenience of a ground-floor unit.**

Inclusions:
Property Listed By: **This unit is being sold as is where is upon possession
RE/MAX Connect**

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



