



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**248C GROSBEAK Way #19, Fort McMurray T9K 0W1**

MLS® #: **A2210591**

Area: **Eagle Ridge**

Listing Date: **04/11/25**

List Price: **\$237,888**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$10k, 30-Apr**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Row/Townhouse**

City/Town:

**Fort McMurray**

Year Built:

**2011**

Lot Information

Finished Floor Area

Abv Sqft:

**1,372**

Low Sqft:

Ttl Sqft:

**1,372**

Lot Sz Ar:

Lot Shape:

DOM

**90**

Layout

Beds:

**4 (4 )**

Baths:

**2.5 (2 1)**

Style:

**2 Storey**

Parking

Ttl Park:

**2**

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Back Yard,Front Yard,Fruit Trees/Shrub(s),Landscaped,Lawn  
Guest,On Street,Paved,Plug-In,See Remarks,Stall**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Playground,Private Entrance**

Construction: **Vinyl Siding**  
Flooring: **Carpet,Linoleum**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Microwave,Refrigerator,Stove(s),Washer/Dryer**  
Int Feat: **Kitchen Island,Pantry,See Remarks,Sump Pump(s),Vinyl Windows,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>3`1" x 7`2"</b>	<b>Bedroom</b>	<b>Main</b>	<b>11`3" x 8`8"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>4`11" x 8`10"</b>	<b>4pc Ensuite bath</b>	<b>Upper</b>	<b>5`0" x 10`6"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>8`11" x 10`10"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>9`9" x 12`6"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>13`8" x 11`8"</b>			

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$639

Fee Simple

R3

Fee Freq:

Monthly

Legal Desc:

1120567

Remarks

Pub Rmks:

**CONDO FEES HAVE BEEN REDUCED AS OF JUNE 1, 2025! EXCELLENT EAGLE RIDGE TOWNHOUSE WITH 4 BEDROOMS, 3 BATHROOMS FACING THE GREENSPACE AND PARK AND WITHIN WALKING DISTANCE TO EAGLE RIDGE COMMONS, LANDMARK CINEMAS AND 2 ELEMENTARY SCHOOLS AND IS PERFECT LOCATION TO RECEIVE ALL DAY SUNLIGHT FROM MORNING TO NIGHT. This bright and spacious townhome can come FULLY FURNISHED IF WANTED, and offers a generous living space with a great entry space that leads to your open-concept living space, which includes a kitchen featuring great storage with white cabinets, a large island eat-up breakfast bar, and a corner pantry. This area opens to your living room and dining area. The dining area offers a garden door that leads to your rear private deck with a privacy wall. The main level is complete with your 4th bedroom and 2 pc powder room. The upper level of this home features 3 generously sized bedrooms and 2 full bathrooms. The Primary bedroom includes a double closet and a full ensuite. In addition, there is a large window that offers views of the greenbelt. The lower level of this home has a partially developed basement that offers space for the development of a family room, full bathroom and bedroom. Other additions to this home include hot water replacement in 2022, and 2 energized parking stalls in close proximity to your home. This condo complex has just recently hired a new experienced condo management company, which has found large savings in the budget, giving the impression that the future will hold lower condo fees. This property offers affordability in home ownership alongside an excellent location in addition for all lifestyles, which would include an excellent investment opportunity for those seeking a cash flow from a rental property. Call today for your personal tour.**

Inclusions:

fridge, stove, dishwasher, washer, dryer, window coverings, 2 assigned parking stalls, all furnishings

Property Listed By:

**COLDWELL BANKER UNITED**

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















