



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**248 GROSBEAK Way #2, Fort McMurray T9K0W1**

MLS® #: **A2215464**

Area: **Eagle Ridge**

Listing Date: **04/28/25**

List Price: **\$244,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,365**  
Low Sqft:  
Ttl Sqft: **1,365**

Access:  
Lot Feat:  
Park Feat:

**Landscaped  
Stall**

DOM

**72**

Layout

Beds: **4 (4 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

Ttl Park: **2**  
Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Other**

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

Kitchen Appl: **Built-In Refrigerator,Dishwasher,Electric Stove,Range Hood,Washer/Dryer**  
Int Feat: **See Remarks**  
Utilities:

Room Information

Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>7`2" x 3`0"</b>
<b>Dining Room</b>	<b>Main</b>	<b>10`5" x 8`10"</b>
<b>Living Room</b>	<b>Main</b>	<b>11`10" x 10`2"</b>
<b>4pc Ensuite bath</b>	<b>Second</b>	<b>10`7" x 5`0"</b>
<b>Bedroom</b>	<b>Second</b>	<b>12`6" x 9`10"</b>

Room	Level	Dimensions
<b>Bedroom</b>	<b>Main</b>	<b>11`4" x 8`8"</b>
<b>Kitchen</b>	<b>Main</b>	<b>16`7" x 11`8"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>8`11" x 5`0"</b>
<b>Bedroom</b>	<b>Second</b>	<b>10`9" x 9`0"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>13`8" x 11`8"</b>

Legal/Tax/Financial

Condo Fee:		Title:	Zoning:
\$750		Fee Simple	R3
		Fee Freq:	
		Monthly	
Legal Desc:	1120567	Remarks	
Pub Rmks:	Get ready to fall in love with this bright and beautiful 4-bedroom townhome/condo, perfectly nestled in the vibrant and family-friendly community of Eagle Ridge! Offering 2.5 bathrooms, a large sunny deck, and an unbeatable location steps from parks and playgrounds, this home is everything you've been searching for, and more! Step inside and immediately feel at home. The main level greets you with a convenient half bath and a versatile bedroom, perfect for guests, a home office, or a cozy den. The heart of the home is the open-concept living room, kitchen, and dining area, a welcoming space that's ideal for entertaining or simply enjoying everyday moments. The kitchen shines with a stylish eat-up island, stainless steel appliances, and plenty of storage, while the living room is flooded with natural light, opening onto your oversized back deck, the perfect spot for summer BBQs, morning coffees, or unwinding with a good book. Upstairs, you'll find three spacious bedrooms with plush carpeting underfoot. The primary suite is your private retreat, featuring a full ensuite, a generous closet, and stunning valley views that bring a sense of calm to your everyday life. The unfinished basement offers fantastic storage space, a potential gym, or the perfect canvas for your future development dreams. Living in Eagle Ridge means more than just a home; it's a lifestyle! Enjoy the convenience of being within walking distance to top-rated schools, beautiful parks, and the popular Eagle Ridge Commons, home to restaurants, a movie theatre, bowling, and so much more. Friendly neighbours, scenic surroundings, and community pride make this one of Fort McMurray's most sought-after neighbourhoods. Don't miss your chance to make this wonderful home your very own. Book your showing today and start living the Eagle Ridge dream!		
Inclusions:	Fridge, stove, hood fan, dishwasher, washer and dryer, window coverings		
Property Listed By:	RE/MAX Connect		

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













