



THE
A-TEAM

**RE/MAX
FIRST**

248A GROSBEAK Way #306, Fort McMurray T9K 0V8

MLS® #: **A2217051**

Area: **Eagle Ridge**

Listing Date: **05/01/25**

List Price: **\$149,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential
Apartment**
Sub Type: **Fort McMurray**
City/Town: **2011**
Year Built:
Lot Information
Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **939**
Low Sqft:
Ttl Sqft: **939**

DOM

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

Parking

Ttl Park: **1**
Garage Sz:

Access:
Lot Feat:
Park Feat: **Stall**

Utilities and Features

Roof:
Heating: **Baseboard,Natural Gas**
Sewer:
Ext Feat: **Balcony**

Construction: **See Remarks**
Flooring: **Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

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

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			Legal/Tax/Financial		

Condo Fee: **\$750**

Legal Desc: **1120567**

Title: **Fee Simple**
Fee Freq: **Monthly**

Zoning: **R3**

Remarks

Pub Rmks: **FANTASTIC OPPORTUNITY KNOCKS! SPACIOUS 3 bedrooms, 2 bathroom Condo on 3rd floor facing the park, watch your kids play from your private balcony, which has a storage unit. Unit has its own laundry. WALKABLE LOCATION to all amenities, Tim Hortons, Landmark movie theatre and schools. Comes with one outside parking stall. Condo fee includes heat, hot water, common area maintenance, snow removal, ground maintenance, insurance for the common property. CALL NOW TO VIEW AND MAKE THIS YOUR HOME TODAY!**

Inclusions: **FRIDGE, STOVE, DISHWASHER, WASHER, DRYER,**

Property Listed By: **RE/MAX Connect**

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



