



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

Finished Floor Area

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

DOM

29
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

Room	Level	Dimensions
4pc Bathroom	Main	0`0" x 0`0"
Bedroom	Main	10`1" x 10`4"
Bedroom	Main	12`5" x 11`9"
Kitchen	Main	8`2" x 11`1"

Room	Level	Dimensions
4pc Ensuite bath	Main	0`0" x 0`0"
Bedroom - Primary	Main	13`1" x 10`0"
Living Room	Main	10`5" x 11`1"
Dining Room	Main	10`5" x 5`6"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$750

Fee Simple

R3

Fee Freq:

Monthly

Legal Desc:

1120567

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:

Property Listed By:

**FRIDGE, STOVE, DISHWASHER, WASHER, DRYER,
RE/MAX Connect**

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



