



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**248A GROSBEAK Way #203, Fort McMurray T9K 0V8**

MLS® #: **A2219454**

Area: **Eagle Ridge**

Listing Date: **05/09/25**

List Price: **\$168,000**

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:

**932**

Low Sqft:

Ttl Sqft:

**932**

DOM

**0**

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:

**Off Street**

Utilities and Features

Roof:

Heating: **Central**

Sewer:

Ext Feat: **Balcony**

Construction:

**Concrete,Vinyl Siding,Wood Frame**

Flooring:

**Laminate**

Water Source:

Fnd/Bsmt:

Kitchen Appl:

**Dishwasher,Dryer,Microwave,Range,Range Hood,Refrigerator,Washer**

Int Feat:

**Ceiling Fan(s),Elevator**

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:		Title:		Zoning:	
<b>\$639</b>		<b>Fee Simple</b>		<b>R3</b>	
		Fee Freq:			
		<b>Monthly</b>			
Legal Desc:	<b>1120567</b>				
Remarks					

Pub Rmks: **Step into this beautifully updated 3-bedroom, 2-bathroom apartment — the perfect blend of style, comfort, and convenience, whether you're a first-time buyer or a savvy investor.? Fresh laminate flooring, recently painted, and an open-concept layout create a bright and inviting atmosphere from the moment you walk in. Large**

windows provide the space with natural light, while the spacious living and dining areas flow seamlessly into a functional kitchen complete with stainless steel appliances and ample cabinet space. Enjoy your private balcony with additional outdoor storage, perfect for bikes, seasonal gear, or extras you want out of sight. The primary suite features a large closet and a private ensuite with a full tub. Two additional bedrooms offer flexibility for kids, guests, or a home office — each with its own closet. You have another full bathroom as well. Bonus: You have your own private in-suite laundry! Located near Eagle Ridge Commons — steps from the movie theatre, gas station, restaurants, pharmacy, parks, trails, schools, and bus stops. You can't beat this location. This one checks all the boxes. Don't miss out — book your showing today!

Inclusions:

N/A

Property Listed By:

**EXP REALTY**

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







