

101, 248B Grosbeak Way  
Fort McMurray, Alberta

MLS # A2257391



## \$129,900

Division:	Eagle Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	740 sq.ft.	Age:	2011 (14 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Boiler	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 639
Basement:	-	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	R3
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Storage, Vinyl Windows		

**Inclusions:** Refrigerator, Stove, Dishwasher, Washer, Dryer, All Existing Window Coverings, TV & TV Mount

Move in Ready with updated flooring and well situated in Eagle Ridge! This 2 Bedroom condo has been meticulously maintained and is a "no-carpet" unit with sleek laminate flowing throughout! Open concept living space, with big vinyl windows to draw in natural light! The kitchen features white cabinetry, ample cabinetry space and room to put in an eatup island. Enjoy the convenience of in suite laundry! No shortage of storage in your own private storage room off of the balcony. Located in the heart of Eagle Ridge, and within walking distance to trails (which connect to Birchwood Trails), Eagle Ridge Commons, shopping, transit, highway, parks, restaurants, and more! Immediate possession is available! Call to book your showing today!