

**109, 248A Grosbeak Way  
Fort McMurray, Alberta**

**MLS # A2270241**



# \$149,900

<b>Division:</b>	Eagle Ridge		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	931 sq.ft.	<b>Age:</b>	2011 (15 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 639
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R3
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar		

**Inclusions:** Refrigerator, Stove, Dishwasher, Washer, Dryer, All Window Coverings, and All Furnishings.

Effortless living in the heart of Eagle Ridge! Welcome to 248A Grosbeak Way, Unit 109 &mdash; where comfort meets convenience in this stunning 3-bedroom, 2-bathroom ground-floor condo. Step into a bright and inviting open concept layout that perfectly balances style and functionality. The kitchen features crisp white cabinetry, generous counter space, and a breakfast bar that's ideal for casual meals or morning coffee. The sun-filled living and dining areas create the perfect backdrop for relaxing or entertaining, with direct access to your private side porch &mdash; a lovely spot to unwind after a long day. Enjoy the ease of an assigned parking stall, plus community amenities including a playground and rentable clubhouse space. This turnkey home comes fully furnished and offers everything you need, whether you're a first-time buyer, investor, or simply seeking low-maintenance living in a prime location. Check out the photos, floor plans and 3D tour, and call today to book your personal viewing.