

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

MLS # A2270241

\$149,900



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

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|--------------------|---|-------------------|--------|
| Heating: | Baseboard | Water: | - |
| Floors: | Carpet, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 639 |
| Basement: | - | LLD: | - |
| Exterior: | Brick, Concrete, Vinyl Siding, Wood Frame | Zoning: | R3 |
| Foundation: | - | Utilities: | - |
| Features: | 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 — 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 — 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.