409, 248A Grosbeak Way
Fort McMurray, Alberta

MLS # A2280338

$169,900

Division:	Eagle Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	940 sq.ft.	**Age:**	2011 (15 yrs old)
Beds:	2	**Baths:**	2
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	**Water:**	-
Floors:	Carpet, Linoleum	**Sewer:**	-
Roof:	Asphalt	**Condo Fee:**	$ 639
Basement:	-	**LLD:**	-
Exterior:	Brick, Concrete, Vinyl Siding, Wood Frame	**Zoning:**	R3
Foundation:	-	**Utilities:**	-
Features:	No Animal Home, No Smoking Home		

Inclusions:	N/A

Prime Location! Welcome to this immaculate top-floor 2-bedroom, 2-bathroom + den condo in the highly sought-after Eagle Ridge community. Lovingly maintained by its original owner, this home truly reflects pride of ownership. The bright, open-concept layout is filled with natural light from large windows, creating a warm and inviting atmosphere. The versatile den is ideal for a home office or guest space. Enjoy outdoor living on the spacious balcony, complete with convenient storage. This unit also includes one above-ground parking stall. Condo fees cover heat, water, sewer, and access to building amenities, offering exceptional value. Move-in ready and perfectly located, this home is ideal for comfortable, low-maintenance living. Book your private showing today!