

# \$134,900 - 101, 248b Grosbeak Way, Fort McMurray

MLS® #A2181753

**\$134,900**

2 Bedroom, 1.00 Bathroom, 727 sqft

Residential on 0.00 Acres

Eagle Ridge, Fort McMurray, Alberta

Ready to embrace a low-maintenance lifestyle or invest in a property with incredible potential? This 2-bedroom, 1-bathroom main-floor condo in Eagle Ridge has been thoughtfully updated with new, modern flooring and fresh paint, making it move-in ready for its next owner.

The open-concept design offers a bright and welcoming space, complete with the convenience of in-suite laundry. Located just steps from walking trails, shopping, and nearby schools, this home perfectly blends comfort, style, and accessibility.

Whether you're looking for your first home, downsizing, or adding to your investment portfolio, this condo is the perfect choice to simplify your life while keeping everything you need close by. Condo fees came down to \$639.39/m

Built in 2011

## Essential Information

MLS® #	A2181753
Price	\$134,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	727
Acres	0.00



Year Built	2011
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Active

### Community Information

Address	101, 248b Grosbeak Way
Subdivision	Eagle Ridge
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 0V9

### Amenities

Amenities	Elevator(s), Parking, Storage, Trash
Parking Spaces	1
Parking	Assigned, Stall

### Interior

Interior Features	Open Floorplan, Storage
Appliances	Refrigerator, Dishwasher, Microwave, See Remarks, Stove(s), Washer/Dryer
Heating	Boiler
Cooling	None
# of Stories	4

### Exterior

Exterior Features	Balcony
Roof	Asphalt Shingle
Construction	Other

### Additional Information

Date Listed	December 1st, 2024
Days on Market	162
Zoning	R3

### Listing Details

Listing Office	RE/MAX Connect
----------------	----------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.