



**GRASSROOTS**  
REALTY GROUP

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2, 248 Grosbeak Way  
Fort McMurray, Alberta

MLS # A2215464



**\$244,900**

Division:	Eagle Ridge		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,365 sq.ft.	Age:	2011 (14 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 750
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

**Inclusions:** Fridge, stove, hood fan, dishwasher, washer and dryer, window coverings

Get ready to fall in love with this bright and beautiful 4-bedroom townhome/condo, perfectly nestled in the vibrant and family-friendly community of Eagle Ridge! Offering 2.5 bathrooms, a large sunny deck, and an unbeatable location steps from parks and playgrounds, this home is everything you've been searching for, and more! Step inside and immediately feel at home. The main level greets you with a convenient half bath and a versatile bedroom, perfect for guests, a home office, or a cozy den. The heart of the home is the open-concept living room, kitchen, and dining area, a welcoming space that's ideal for entertaining or simply enjoying everyday moments. The kitchen shines with a stylish eat-up island, stainless steel appliances, and plenty of storage, while the living room is flooded with natural light, opening onto your oversized back deck, the perfect spot for summer BBQs, morning coffees, or unwinding with a good book. Upstairs, you'll find three spacious bedrooms with plush carpeting underfoot. The primary suite is your private retreat, featuring a full ensuite, a generous closet, and stunning valley views that bring a sense of calm to your everyday life. The unfinished basement offers fantastic storage space, a potential gym, or the perfect canvas for your future development dreams. Living in Eagle Ridge means more than just a home; it's a lifestyle! Enjoy the convenience of being within walking distance to top-rated schools, beautiful parks, and the popular Eagle Ridge Commons, home to restaurants, a movie theatre, bowling, and so much more. Friendly neighbours, scenic surroundings, and community pride make this one of Fort McMurray's most sought-after neighbourhoods. Don't miss your chance to make this wonderful home your very own. Book your showing today and start living the Eagle Ridge

dream!