



GRASSROOTS
REALTY GROUP

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**306, 248A Grosbeak Way
Fort McMurray, Alberta**

MLS # A2217051



\$149,900

Division:	Eagle Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	939 sq.ft.	Age:	2011 (14 yrs old)
Beds:	3	Baths:	2
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 639
Basement:	-	LLD:	-
Exterior:	See Remarks	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar		

Inclusions: FRIDGE, STOVE, DISHWASHER, WASHER, DRYER,

FANTASTIC OPPORTUNITY KNOCKS! SPACIOUS 3 bedrooms, 2 bathroom Condo on 3rd floor facing the park, watch your kids play from your private balcony, which has a storage unit. Unit has its own laundry. WALKABLE LOCATION to all amenities, Tim Hortons, Landmark movie theatre and schools. Comes with one outside parking stall. Condo fee includes heat, hot water, common area maintenance, snow removal, ground maintenance, insurance for the common property. CALL NOW TO VIEW AND MAKE THIS YOUR HOME TODAY!